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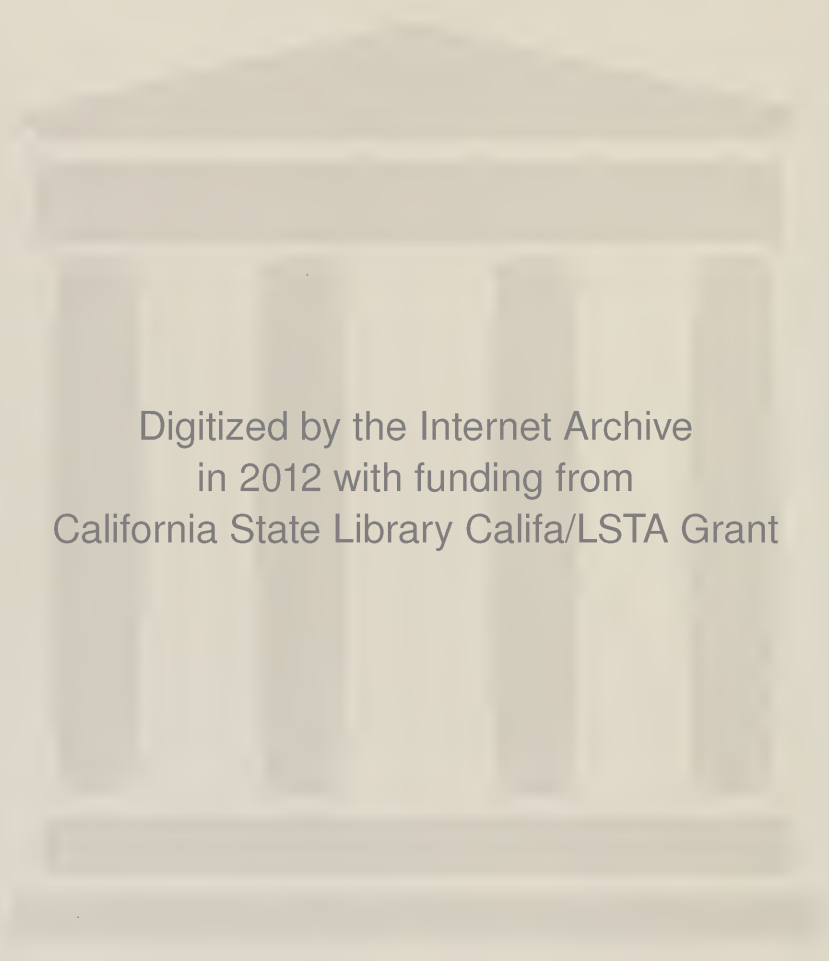
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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
9TH DAY OF JANUARY, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 9th day of January, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Manuel A. Rosales, Vice President  
Leroy King  
Cynthia Choy Ong  
Darshan Singh  
Clarence R. Stern  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Also present were: Veronica Sanchez, Port of San Francisco; Michael Vanderhorst; Randall Evans; Sonia Bolanos; Ann Cervantes and Silvia Aldana. San Francisco Hispanic Chamber of Commerce; Carlos Solorzano; Antonio Ruiz; Hispanic Construction Association; Mike Mahoney; Michael Vare. Morse Diesel International, Inc.; Daniel Crux, San Francisco Chamber of Commerce; and Chris Bowman.

Representing the press was: Rito Vargas, KDTV Channel 14.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, October 3 and November 14, 1995.
- (b) Resolution No. 1-96 requests ratification of travel in the amount of \$1,530 for Jesse Smith, Deputy City Attorney, for his trip to Washington, D.C. on September 18-19, 1995 to negotiate an agreement with U.S. Department of Labor regarding the Treasure Island Job Corps Center.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 1-96, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

(c) ELECTION OF OFFICERS

Section 27 of the By-laws of the Redevelopment Agency state that the President and Vice-President shall be elected at the last regular meeting in December, or at a special December meeting called for that purpose. In the event such officers are not elected in December, their election shall be held at any meeting of the Agency, regular or special held during the following months of January or February. Until such election is held, an interim President and Vice-President may be elected to hold office until the regular election in January or February. This election is for the term ending December 31, 1996.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, THAT MR. KOUBA BE ELECTED PRESIDENT.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, THAT MR. ROSALES BE ELECTED PRESIDENT.

ON THE MOTION TO ELECT MR. KOUBA PRESIDENT, ON ROLL CALL, THE FOLLOWING VOTED "AYE":

Mr. King  
Mr. Singh  
Mr. Stern  
Mr. Kouba

ON THE MOTION TO ELECT MR. ROSALES PRESIDENT, ON ROLL CALL, THE FOLLOWING VOTED "AYE":

Ms. Ong  
Mr. Rosales  
Mr. Yee

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION TO ELECT MR. KOUBA PRESIDENT CARRIED.

MOTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. KING, THAT MR. SINGH BE ELECTED VICE PRESIDENT.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, THAT MR. YEE BE ELECTED VICE PRESIDENT.

ON THE MOTION TO ELECT MR. SINGH VICE PRESIDENT, ON ROLL CALL, THE FOLLOWING VOTED "AYE":

Mr. King  
Mr. Singh  
Mr. Stern  
Mr. Yee  
Mr. Kouba

ON THE MOTION TO ELECT MR. YEE VICE PRESIDENT, ON ROLL CALL, THE FOLLOWING VOTED "AYE":

Ms. Ong  
Mr. Rosales

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION TO ELECT MR. SINGH VICE PRESIDENT CARRIED.

At this time, 4:30 p.m., Ms. Ong and Mr. Rosales left the meeting.

- (d) Resolution No. 2-96 requests approval to adopt the recommended Defense Adjustment Strategy as a requirement for U.S. Department of Commerce, Economic Development Administration funding for Military Base Closures; Hunters Point

Speaker: Veronica Sanchez, Port of San Francisco.

At this time, 4:40 p.m., Mr. Rosales returned to the meeting.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 2-96 BE ADOPTED.

- (e) Presentation on the Basic Concept Design of Jessie Square; Yerba Buena Center.

Speakers: Michael Vanderhorst; and Randall Evans.

At this time, 5:10 p.m., Ms. Ong returned to the meeting.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Sonia Bolanos; Ann Cervantes and Silvia Aldana, San Francisco Hispanic Chamber of Commerce; Carlos Solorzano; and Antonio Ruiz, Hispanic Construction Association, spoke regarding the election of President and Vice President.

REPORT OF THE PRESIDENT

- (a) Inauguration of Mayor Willie L. Brown, Jr.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Meeting with David Serrano Sewell who will be the contact person between the Agency and the Mayor's Office.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

Central Block 2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, Ltd.

There will also be a Closed Session pursuant to Government Code Section 54956.9(a) concerning pending litigation with regard to Independent Housing Services vs. Fillmore Center et al.

There will also be a Closed Session pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

RECESS

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:40 p.m.

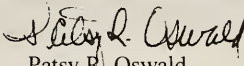
RECONVENED

At this time, 6:45 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:57 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

February 6, 1996

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1/16/96

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
JANUARY 16, 1996

FEB 15 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 16th day of January, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

- Jon Henry Kouba, President
- Darshan Singh, Vice President
- Leroy King
- Cynthia Choy Ong
- Manuel A. Rosales
- Clarence R. Stern
- Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Also present were: Marie Acosta Colon, Executive Director, Mexican Museum; Antonio Salazar-Hobson, Chair, Board of Trustees, Mexican Museum; and Harish Shah, Robinson, Mills and Williams; Arthur Evans and Stephanic Sutton, A.F. Evans Company; Bob Tucker, Project Architect for A.F. Evans development; Jerry Clark, Natoma Neighborhood Association; Anna Sawamara, Kimochi, Inc. Mike Mahoney; Reagan Howe; and George Staub, GGW&C.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 3-96 requests authorization of a contract in an amount of \$75,000 with the South of Market Problem Solving Council to carry out activities related to its function as the Citizens Advisory Committee; South of Market.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE. AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 3-96 BE ADOPTED.



NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 4-96 requests approval of the Basic Concept Design for Jessie Square and issuance of a Request for Qualifications for Landscape Architectural Services to document the design; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 4-96 BE ADOPTED.

- (c) Resolution No. 5-96 requests authorization of a Personal Services Contract with GGW&C for Organizational Development Services Contractors and for Grant Writing Service, in an amount not to exceed \$40,000 plus Specified Incentive Payments; Hunters Point, South of Market and Western Addition A-2.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 4-96 BE ADOPTED.

- (d) Workshop to review the Basic Concept Design of the Mexican Museum; Yerba Buena Center.

Speakers: Marie Acosta Colon, Executive Director, Mexican Museum; Antonio Salazar-Hobson, Chair, Board of Trustees of the Mexican Museum; and Harish Shah, Robinson, Mills and Williams.

- (e) Workshop on the proposed development of 1550 Sutter Street (Red Cross property) by A.F. Evans Company including Architectural Design and Tax Exempt Bond Financing; Western Addition A-2.

Speakers: Arthur Evans and Stephanie Sutton, A.F. Evans Company; Bob Tucker, Project Architect; Jerry Clark, Natoma Neighborhood Association; and Anna Sawamara, Kimochi, Inc.

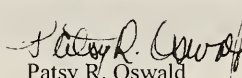
- (f) Presentation on the Agency's 1996-97 Budget.

Speakers: Jerry Clark, Natoma Neighborhood Association; Anna Yee, South of Market Problem Solving Council; Amelita Pasqual, South of Market Foundation; and Mark Rennie.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

February 6, 1996

MAR 15 1996

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
JANUARY 23, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 2:00 p.m. on the 23rd day of January, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Benny Y. Yee

and the following were absent:

Manuel A. Rosales (Arrived 4:00 p.m.)  
Clarence R. Stern (Arrived 6:20 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Anna Yee, South of Market Problem Solving Council; Tom Jones, Ester Marks and Ada Chan, Asian Neighborhood Design; Jeff Roth and Jerry Clark, Natoma Neighborhood Association; Antoinetta Stadlman; Melladee Hoffman; Susan Lavara; Paula Zenti; Diane Rose; Emilia Diaz; Henry Perez; Amelita Pascual; Michael Vanderhorst; Ramon Calubabuib; Olsen Lee, Mayor's Office of Housing; Betty Coleman, Pat and Frank Menefer, Mary Elizabeth Inn; Henry Perez, Sixth Street Merchants and Residents Association; Amelita Pascual, SOMA Foundation; Ralph Kazanjian, Midtown Loan; Frank Dawson, Clemon Youngblood and George Mix, South Bayshore Community Development Corporation; Dara Kovel, Mercy Charities Housing; Michael Chan, Asian, Inc. Essie Collins, Mayor's Western Addition Economic Development Task Force; Randall Evans; Sam Singh; Dwight Kinnard; John Elberling; Randall Evans; Essie Collins; Todd Clayter, The Jefferson Company; Emelia Dray; and Gloria Brown.

#### NEW BUSINESS - REGULAR AGENDA

- (a) Site Tour of the Western Addition A-2.

#### NEW BUSINESS - CONSENT AGENDA

At the request of Mr. Rosales, item (c) was removed from the Consent Agenda and considered as a Regular Agenda item.

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA. ARE CONSIDERED TO BE ROUTINE BY THE AGENCY. AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (b) Resolution No. 6-96 requests approval of a modification of the fee schedule to increase daily berthing rates for visiting recreational vessels at South Beach Harbor; Rincon Point-South Beach.
- (d) Resolution No. 8-96 requests authorization of a First Amendment to the Personal Services Contract with the South Bayshore Community Development Corporation extending the time of performance for a forty-five day period; South Bayshore Survey Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (b) AND (d), RESOLUTION NUMBERS 6-96 AND 8-96, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA (Continued)

- (c) Resolution No. 7-96 requests authorization of a Third Amendment to the Personal Services Contract with the Chinatown Economic Development Group, extending the time of performance to implement the Chinatown Economic Development Plan.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 7-96 BE ADOPTED.

- (e) Resolution No. 9-96 requests authorization of Exclusive Negotiations with Asian Neighborhood Design, Inc. for the purchase and development of 529-539 Minna Street for affordable housing and a children's park; South of Market.

Speakers: Anna Yee, South of Market Problem Solving Council; Tom Jones, Ester Marks and Ada Chan, Asian Neighborhood Design; Jeff Roth and Jerry Clark, Natoma Neighborhood Association; Antoinetta Stadlman; Melladee Hoffman; Susan Lavara; Paula Zenti; Diane Rose; Michael Chan, Asian, Inc.; Randall Emilia Diaz; Henry Perez; Amelita Pascual; Michael Vanderhorst; and Ramon Calubabuib.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND CARRIED, WITH MR. KOUBA AND MR. KING ABSTAINING, THAT ITEM (e), RESOLUTION NO. 9-96, BE CONTINUED TO FEBRUARY 6, 1996.

At this time, 5:25 p.m., Mr. Rosales left the meeting.

- (f) Resolution No. 10-96 requests authorization of a Regulatory and Grant Agreement with Mary Elizabeth Inn in the amount of \$1,640,910 for rehabilitation expenses of 88 units of supportive housing for women at 1040 Bush Street as part of the Citywide Tax Increment Housing Program.

Speakers: Olsen Lee, Mayor's Office of Housing, and Betty Coleman, Mary Elizabeth Inn.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 10-96 BE ADOPTED.

**(g) Status of Economic Development Funds.**

Speakers: Henry Perez, Sixth Street Merchants and Residents Association; Amelita Pascual, SOMA Foundation; Ralph Kazanjian, Midtown Loan; Diane Rose on behalf of Jeff Roth; Essie Collins, Mayor's Western Addition Economic Development Task Force; Randall Evans; Anna Yee, South of Market Problem Solving Council; Sam Singh; and Dwight Kinnard.

**(h) Discussion on the Agency's 1996-1997 Budget.**

Speakers: John Elberling; Amelita Pascual; Randall Evans; and Essie Collins.

At this time, 6:20 p.m., Mr. Stern arrived at the meeting.

**(e) (Continued)**

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG, THAT THE MOTION TO CONTINUE ITEM (e), RESOLUTION 9-96, TO FEBRUARY 6, 1996 BE RESCINDED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 9-96 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Speakers:** Michael Vanderhorst spoke regarding an African American Museum in relation to the Request for Proposals for Parcel EB-2A in Yerba Buena Center.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiations with respect to price and terms of payment. The property is the Central Block 2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center and the entity the Agency may negotiate with is Yerba Buena Retail Partners, L.P.

RECESS

It was moved by Mr. Stern, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:15 p.m.

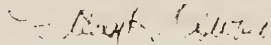
RECONVENED

At this time, 8:18 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:20 p.m.

Respectfully submitted,



Patsy R. Oswald  
Agency Secretary

APPROVED

March 5, 1996



MAR 15 1996

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
30TH DAY OF JANUARY, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 30th day of January, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Clarence R. Stern  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Also present was: Redmond Kernan; and David Serrano Sewell, Mayor's Office.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT  
AGENCY RELATED MATTERS

- (a) Redmond Kernan requested an extension of the proposed submission date of the offering of Parcel EB-2A in Yerba Buena Center.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) The Mayor announced that Rudy Nothenberg would join his staff to work on the Arena, Mission Bay and other projects.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is the Central Block 2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, L.P.

There will also be a Closed Session pursuant to Government Code Section 54957 on Personnel, with respect to the position of Executive Director.

RECESS

It was moved by Ms. Ong, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 4:20 p.m.

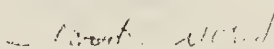
RECONVENED

At this time, 8:32 the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Ms. Ong, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:35 p.m.

Respectfully submitted,



Patsy R. Oswald  
Agency Secretary

APPROVED

March 5, 1996

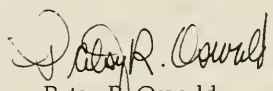
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CALL AND NOTICE OF A SPECIAL MEETING  
OF THE  
REDEVELOPMENT AGENCY OF THE CITY  
AND COUNTY OF SAN FRANCISCO

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PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE IS  
HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the  
City and County of San Francisco will be held in the Third Floor Executive  
Conference Room, 770 Golden Gate Avenue, San Francisco, California at 4:00  
o'clock p.m. on February 5, 1996, for the purpose of holding a closed session  
pursuant to Government Code Section 54956.8 to instruct the Agency's real  
property negotiator with respect to price and terms of payment. Property  
location and entity the Agency may negotiate with is: Central Block 2  
Entertainment/Retail Site located on the easterly side of Fourth Street between  
Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail  
Partners, L.P.

Public Comment. Members of the public shall have a right to comment on the  
matter described above at the conclusion of the closed session. The Agency's  
duly promulgated rules allow each speaker 3 minutes.

  
Patsy R. Oswald  
Agency Secretary

Dated: February 1, 1996



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
6TH DAY OF FEBRUARY, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 6th day of February, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh Vice President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Clarence R. Stern  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Representing the press was: Gerald Adams, San Francisco Examiner.

Also present were: Paula Collins and Phillip Aarons, Yerba Buena Retail Partners, L.P.; Steve Goldstein, Sony Retail Entertainment; Etienne Le Grand; Gary Kitahata; Stan Smith, San Francisco Building Trades Council; Rich Sorro, Mission Hiring Hall; Mickey Rosado, San Francisco Chamber of Commerce; Jai M. Chiang, Color 200, Inc.; Maxwell Myers; John Scott, Business Development, Inc.; Hal Logan; John Elberling, Yerba Buena Consortium; Anita Hill, Yerba Buena Alliance; Fei Tsen, Sheila Bergman, Patty Yancy, Rosemarie Fernandez, Ron Marinez and Bill Osterhaus, Studio for Technology and the Arts; Anna Yee, South of Market Problem Solving Council; Devorah Canter; Comer Marshall, Urban Economic Development Corporation; Bob Davis, KTB Realty; Pina Patel; Janeen Atoine, American Indian Contemporary Arts; Lynn Sedway, Sedway, Sedway Kotin Mouchly Group; Jim Jefferson, The Jefferson Company; Gloria Brown, Fillmore Tenants Association; Rod Valdepenas, Urban Economic Development Corporation; Thomas Campbell-Reed; Carol Tatum, Young Community Developers; Lefty Gordon, Ella Hill Hutch Community Center; Al Williams, Mayor's Hunters Point Shipyard Citizens Advisory Committee; Henry Perez and Mark Rennie, SOMA Foundation; Otho Green, The Green Group; Jeffer Heller, Heller Manus Architects; Alina Launga, Carlos Solorzano and Ray del Portillo, San Francisco Hispanic Chamber of Commerce; A. Ruiz and Richard Berrios, Hispanic Contractors Association; Albedo Olguin; Kent M. Lear; Sai Chiang; Fred Ezazi; A. Gomez; Naomi Porat; Thomas Chiang, Asian, Inc.; Sam Kwong, AAAE; Eddy Lau; CAABA; George Brown, Cement Masons Union #580; Oscar De la Torre, Laborers Local #261; Carida Pickens, Northern California Supplier Development Council; Brett Gladstone, Western Addition



Neighborhood Association: Albert Seto, AACA; and Gayle Orr-Smith, San Francisco & Professional Women.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, THAT AGENDA ITEM 5 BE HEARD AS THE FIRST ITEM ON THE AGENDA AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Rosales  
Ms. Ong  
Mr. Stern  
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. King  
Mr. Singh  
Mr. Kouba

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Alina Laguna, Mickey Rosado and Carlos Solorzano, San Francisco Chamber of Commerce; and A. Ruiz, Hispanic Contractors Association, spoke regarding the Election of Agency Commission Officers.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Special Meeting, October 26, 1995; Regular Meetings, November 21, December 5 and 19; January 9 and 16, 1996.
- (b) Resolution No. 11-96 requests authorization of a Fourth Amendment to the Sedway Kotin Mouchly Group Personal Services Contract to provide an additional \$15,000 for consulting work in the coordination and implementation of San Francisco's Enterprise Community Program.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 11-96, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in the assignment of interest in the Land Disposition Agreement for Central Block 2 Entertainment/Retail Site: Yerba Buena Center.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 12-96 requests authorization of an assignment of the interest of Yerba Buena Retail Partners, L.P. in the Land Disposition Agreement (LDA) for the Central Block 2 Entertainment/Retail Site, on the easterly side of Fourth Street between Mission and Howard Streets, to Yerba Buena Entertainment Center, LLCC and authorizing a Fourth Amendment to the LDA: Yerba Buena Center.

Speakers: Paula Collins and Phillip Aarons, Yerba Buena Retail Partners, L.P.; Steve Goldstein, Sony Retail Entertainment; Etienne Le Grand; Gary Kitahata; Stan Smith, San Francisco Building Trades Council; Rich Sorro, Mission Hiring Hall; Mickey Rosado, San Francisco Chamber of Commerce; Jai M. Chiang, Color 200, Inc.; Maxwell Myers; John Scott, Business Development, Inc.; Hal Logan; John Elberling, Yerba Buena Consortium; Anita Hill, Yerba Buena Alliance; Fei Tsen, Sheila Bergman, Patty Yancy, Rosemarie Fernandez and Bill Osterhaus, Studio for Technology and the Arts; Anna Yee, South of Market Problem Solving Council; Devorah Canter; Comer Marshall, Urban Economic Development Corporation; Bob Davis, KTB Realty; Pina Patel; Janeen Atoine, American Indian Contemporary Arts; and Lynn Sedway, Sedway, Sedway Kotin Mouchly Group.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, THAT RESOLUTION NO. 12-96 BE AMENDED TO INCLUDE THE FOLLOWING LANGUAGE:

“The Agency is aware that the Studio for Technology and the Arts and the Center for the Arts have been discussing opportunities for collaboration on events programming, marketing, promotions, joint learning programs and other cooperative undertakings with Sony Retail Entertainment (Sony), the parent of the Developer’s master subtenant. The Agency believes the mutual undertakings will enhance Yerba Buena Gardens and all of the participants’ activities and that these opportunities for collaboration should be pursued to the greatest extent feasible. Accordingly, it requests that the developer, Sony, the Studio and the Center for the Arts continue those discussions and report to the Agency’s staff at appropriate intervals.

The Agency understands that the Developer will meet with interested parties to explain and discuss its program for making business opportunities available to minority and women owned business enterprises, and that it will report to the Agency’s staff on such meetings”.

At this time, 8:15 p.m., Mr. Kouba left the meeting and Mr. Singh assumed the Chair.

At this time, 8:17 p.m., Mr. Singh called a recess. The meeting reconvened at 8:30 p.m. with all Commissioners present.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 12-96, AS AMENDED, BE ADOPTED.

- (d) Resolution No. 13-96 requests conditional approval of the Schematic Design for the A.F. Evans Company, Inc. development located at 1550 Sutter Street; Western Addition A-2.
- (e) Resolution No. 14-96 expresses the intent of the Redevelopment Agency of the City and County of San Francisco to issue mortgage revenue bonds or notes in one or more series to finance residential facilities located at 1550 Sutter Street for redevelopment purposes in an amount not exceed \$33,000,000; Western Addition A-2.
- (f) Resolution No. 15-96 requests conditional authorization of an Owner Participation Agreement with A.F. Evans Company, Inc. for the development of 1550 Sutter Street; Western Addition WA-2.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 13-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 14-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 15-96, BE ADOPTED.

- (g) Proposed budget for the Lower Fillmore Commercial Revitalization Project; Western Addition A-1 and A-2.

Speakers: Jim Jefferson, The Jefferson Company; Gloria Brown, Fillmore Center Tenants Association; Rod Valdenas, Urban Economic Development Corporation; and Thomas Campbell-Reed.

- (h) Resolution No. 16-96 request authorization of a Predevelopment Grant Agreement with Swords to Plowshares in the amount of \$75,000 for feasibility expenses in connection with lease and rehabilitation of 60 units of supportive housing at the Letterman Complex in the Presidio for an Educational and Training Program for Veterans as part of the Citywide Tax Increment Housing Program.

Speakers: Alice Talcott, Mayor's Office of Housing; Michael Blecker, Swords to Plowshares; and Mark Klasky, Fort Mason Center.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 16-96 BE ADOPTED.

- (i) Resolution No. 17-96 requests authorization of a Second Amendment of a Land Disposition Agreement with the Housing Conservation and Development Corporation to provide additional funds not to exceed \$200,000 for the development of Site HH-1; Hunters Point.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 17-96 BE ADOPTED.

- (k) MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (k), RESOLUTION NO. 19-96, AUTHORIZING CONDITIONAL APPROVAL OF INTERNAL AFFIRMATIVE ACTION PLAN FOR 1996 AND 1997, BE CONTINUED TO THE MEETING OF FEBRUARY 13, 1996.
- (j) Resolution No. 18-96 requests approval of a proposed budget for the period July 1, 1996 through June 30, 1997 and authorizes the Executive Director to submit it to the Board of Supervisors of the City and County of San Francisco.

Speakers: Rich Sorro, Mission Hiring Hall; Carol Tatum, Young Community Developers; Lefty Gordon, Ella Hill Hutch Community Center; Al Williams, Mayor's Hunters Point Shipyard Citizens Advisory Committee; Henry Perez and Mark Rennie, SOMA Foundation; and Sheila Bergman, Studio for Technology and the Arts.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT FUNDING FOR AGENCY SERVICE PROVIDERS RETURN TO 1994-95 LEVELS.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT \$200,000 BE ADDED TO THE SOUTH OF MARKET FUNDING ALLOCATION FOR ECONOMIC DEVELOPMENT.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 18-96 BE ADOPTED.

#### REPORT OF THE PRESIDENT

- (a) Election of President and Vice President (January 9, 1996 meeting)

#### REPORT OF THE EXECUTIVE DIRECTOR

- (a) Request for extension of the proposed submission due date of the offering of Parcel EB-2A in Yerba Buena Center.

Speakers: Otho Green, The Green Group; and Jeffrey Heller, Heller Manus Architects.

IT WAS THE CONSENSUS OF THE COMMISSION THAT THE SUBMISSION DUE DATE OF THE OFFERING OF PARCEL EB-2A NOT BE EXTENDED.

- (b) The submission date for construction bids for the Children's Facilities in Yerba Buena Center has been extended for two weeks.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional Technical Engineers Local 21 and United Public Employees Local 790.

There will also be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

Central Block 2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, L.P.; and

Central Block 3 (Children's Facilities) Surface Lease Agreement in Yerba Buena Center with the Chief Administrative Officer of the City and County of San Francisco.

#### RECESS

It was moved by Mr. King, seconded by Ms. Ong, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 10:55 p.m.

#### RECONVENED

At this time, 11:18 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

#### ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 11:20 p.m.

Respectfully submitted,

Patsy R. Oswald  
Agency Secretary

#### APPROVED



R35

#4

2/13/96

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
13TH DAY OF FEBRUARY, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 3:00 p.m. on the 13th day of February, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Clarence R. Stern  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Randall Evans, Abraham Richardson, Chad Russell, Kinwood Devore, Joe Fluker, John Della; Eddie Williams and Coma Lloyd, Metropolitan Fresh Start; Michael Vanderhorst; Sonia Bolanos; Dwight Kinnard; Nat Mason; Lefty Gordon; Denise Price and Melina Platt, KPMG Peat Marwick; Kenneth Lee Page, Tse Ming Tam, Chinese for Affirmative Action; Tom Chiang, Eddy Lau, Sam Kong and Fiona Ma, Council of Asian American Business Associations; William Devore; Jesse Mason, Young Community Developers; and Ronald Glaze.

Representing the press was: Gerald Adams, San Francisco Examiner.

UNFINISHED BUSINESS

(a) Election of Officers.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND CARRIED, WITH MS. ONG OPPOSING, THAT THE ELECTION OF PRESIDENT BE RECONSIDERED.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, THAT MR. KOUBA BE ELECTED PRESIDENT.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, THAT MR. YEE BE ELECTED PRESIDENT.

Speakers: Randall Evans; Michael Vanderhorst; Sonia Bolanos; Richard Brown; Dwight Kinnard; Nat Mason; and Lefty Gordon.

ON THE MOTION TO ELECT MR. KOUBA PRESIDENT, ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King  
Mr. Singh  
Mr. Stern  
Mr. Kouba

ON THE MOTION TO ELECT MR. YEE PRESIDENT, ON ROLL CALL, THE FOLLOWING VOTED "AYE":

Ms. Ong  
Mr. Rosales  
Mr. Yee

THE PRESIDENT THEREUPON DECLARED THAT MOTION TO ELECT MR. KOUBA PRESIDENT CARRIED.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, THAT THE ELECTION OF VICE PRESIDENT BE RECONSIDERED.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, THAT MR. SINGH BE ELECTED VICE PRESIDENT.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, THAT MR. YEE BE ELECTED VICE PRESIDENT.

ON THE MOTION TO ELECT MR. SINGH VICE PRESIDENT, THE FOLLOWING VOTED "AYE":

Mr. King  
Mr. Singh  
Mr. Stern  
Mr. Kouba

ON THE MOTION TO ELECT MR. YEE VICE PRESIDENT, THE FOLLOWING VOTED "AYE":

Ms. Ong  
Mr. Rosales  
Mr. Yee

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION TO ELECT MR. SINGH VICE PRESIDENT CARRIED.

- (b) Resolution No. 19-96 requests conditional approval of the Internal Affirmative Action Plan for the Agency.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 19-96 BE CONTINUED TO THE MEETING OF FEBRUARY 20, 1996.

### RECESS

At this time, 4:15 p.m., the meeting recessed so that the Commissioners could travel to the Hunters Point Shipyard to witness the signing by the United States Navy and the City of San Francisco of Interim Leases for the Hunters Point Shipyard and Treasure Island.

### RECONVENED

The meeting reconvened at 7:15 p.m., with the same roll call, with the exception of Mr. King.

- (a) Resolution No. 20-96 requests approval to appoint an individual to the Mission Armory Task Force.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 20-96, APPOINTING RICHARD, T. KONO, SENIOR DEPUTY EXECUTIVE DIRECTOR, BE ADOPTED.

At this time, 7:20 p.m., Mr. King returned to the meeting.

- (b) Resolution No. 21-96 requests authorization to offset rent retroactively for Cala Foods, Inc. in the amount of \$85,835.90 for relocating a sewer line at 345 Williams Avenue, an Agency owned property outside an established Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 21-96 BE ADOPTED.

At this time, 7:20 p.m., Mr. Yee left the meeting.

- (c) Resolution No. 22-96 requests authorization of a Surface Lease, an Amendment to the Reciprocal Easement Agreement and a Coordination Agreement with the City and County of San Francisco for the development of Central Block 3: Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 22-96 BE ADOPTED.

(d) Management Letter Report on the Redevelopment Agency by KPMG Peat Marwick.

At this, 7:25 p.m., Mr. Yee returned to the meeting.

Speaker: Denise Price, KPMG Peat Marwick.

#### REPORT OF THE EXECUTIVE DIRECTOR

(a) Hearing by the Board of Supervisors' Budget Committee and Housing and Land Use Committee on relocation of the Transbay Terminal.

(b) On February 20, the Agency will hold a Black History Luncheon.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The property is located on McAllister between Fillmore and Steiner Streets in the Western Addition A-2 with Uptown Church of Christ.

#### RECESS

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:45 p.m.

#### RECONVENED

At this time, 8:15 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

#### ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:17 p.m.

Respectfully submitted,



Patsy R. Oswald  
Agency Secretary

#### APPROVED

March 5, 1996

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#4  
2/20/96

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
20TH DAY OF FEBRUARY, 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 20th day of February, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Clarence R. Stern  
Benny Y. Yee

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and the following was absent:

Darshan Singh, Vice President

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Samuel Kwong, Council of Asian American Business Associations (CAABA); Michael Vanderhorst; Dwight Kinnard, P & K Trucking; Tom Chiang, CAABA; Jacquie Taliaferro, Alta Films; Mary Rogers; Richard Brown, FCEC; Randall Evans, Eddie Williams, John Della, Edgar James, Chad Russell, William Devore, Edgra James, Daniel Schofield, Joe Flucker and Richard Banks, Metropolitan Fresh Start House; Maurice James; David Bahlman, Heritage; Redmond Kernan; John Jeffrey, Samuel Taylor, Robert Kelly, James Austin and James Steed, Uptown Church of Christ; Essie Collins; Reverend Arnold Townsend; Montri Vanderhorst; Samuel Kwong and Tom Chiang, Council of Asian American Business Associations; Dwight Kinnard, P & K Trucking; Jacquie Taliaferro, Alta Films; Mary Rogers; Richard Brown, FCEC; and Maurice James.

Representing the press was: Gerald Adams, San Francisco Examiner.

UNFINISHED BUSINESS

- (a) Resolution No. 19-96 requests conditional approval of the Internal Affirmative Action Plan for Agency employment for 1996 and 1997.

Speakers: Samuel Kwong, Council of Asian American Business Associations (CAABA); Michael Vanderhorst; Dwight Kinnard, P & K Trucking; Tom Chiang, CAABA; Jacquie Taliaferro, Alta Films; Mary Rogers; Richard Brown, FCEC; Randall Evans, Metropolitan Fresh Start House; and Maurice James.



MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, THAT ITEM (a), RESOLUTION NO. 19-96, BE CONTINUED UNTIL A WORKSHOP IS HELD.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 23-96 requests authorization for the Executive Director to apply to the Federal Emergency Management Agency (FEMA) for funds for the seismic retrofitting and repair of 1881 Bush Street Synagogue; Western Addition A-2

Speakers: David Bahlman, Heritage; and Redmond Kernan.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT POTENTIAL DEVELOPERS BE INFORMED OF THE NEW INFORMATION REGARDING THE APPLICATION BY THE AGENCY FOR FEMA FUNDING FOR SEISMIC RETROFITTING AND REPAIR OF THE SYNAGOGUE BUILDING.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 23-96 BE ADOPTED.

- (b) Resolution No. 24-96 requests authorization of the issuance of a Request for Proposals (RFP) and approval of advertising expenses in connection with the offering for the development of Agency Parcels 779-B&C and Parcel 714-(A)2; Western Addition A-2.

Speakers: Randall Evans, Metropolitan Fresh Start House; John Jeffrey, Uptown Church of Christ; Essie Collins; and Reverend Arnold Townsend.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE AND UNANIMOUSLY CARRIED THAT LANGUAGE BE INCLUDED IN THE RFP INDICATING THAT THE DEVELOPER IS STRONGLY ENCOURAGED TO MEET WITH COMMUNITY ORGANIZATIONS AND NEIGHBORING PROPERTY OWNERS TO SEEK THEIR INPUT IN PREPARATION OF RESPONSES TO THE RFP.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 24-96 BE ADOPTED.

- (c) Resolution No. 25-96 requests authorization for the Agency to serve as Fiscal Agent for the Mayor's Economic Development Summit notwithstanding certain provisions of the Agency's Purchasing Policy; approving an amendment to the Agency's Fiscal Year 1995-96 budget in the amount of \$300,000 to allow the Agency to expend funds for summit expenses; and requesting the Board of Supervisors to approve the amendment.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 25-96 BE ADOPTED.



- (d) Resolution No. 26-96 requests execution of a Loan Agreement in a principal amount not to exceed \$13,000,000 relating to the issuance of 1996 Series A Tax Allocation Bonds by the City and County San Francisco Redevelopment Financing Authority, approving the Final Official Statement relating to the Bonds, and authorizing and approving other matters property relating thereto.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 26-96 BE ADOPTED.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, that the meeting be adjourned to a meeting of the San Francisco Redevelopment Financing Authority. The meeting adjourned at 7:53 p.m.

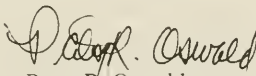
RECONVENED

At this time, 7:55 p.m., the meeting reconvened back to the regular session, with the same roll call.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

April 2, 1996



MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
27TH DAY OF FEBRUARY, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 27th day of February, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

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and the following was absent:

Darshan Singh, Vice President

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Michael Vanderhorst; Augustin Rosas Maxemin, Armax International, Inc.; Randall Evans; Michael Kriozere, One Embarcadero South Venture; Dwight Kinnard, P & K Trucking; Alex Pitcher and George Mix, South Bayshore Community Development Corporation; Teresa Reese; Beverly Kareem; John Elberling; Michael Blumenthal, NB Properties; and Ken Bishop, KEB Architecture.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 27-96 requests authorization to award the South Beach Harbor Restroom contract to West Coast Relocatables, Inc. in an amount not to exceed \$72,720 for the removal of an existing restroom trailer and the construction of a new portable restroom building; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 27-96, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 28-96 commends and expresses appreciation to Clarence R. Stern for his service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco.

Speaker: Michael Vanderhorst.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 28-96 BE ADOPTED.

- (c) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcel 3751-H located on the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.

Resolution No. 29-96 requests authorization of a Disposition and Development Agreement with Armax International, Inc. for the purchase and development of Parcel 3751-H located on the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Speakers: Augustin Rosas-Maxemin, Developer; John Elberling; Michael Blumenthal, NB Properties; Michael Vanderhorst; and Randall Evans.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 29-96 BE ADOPTED.

- (d) Resolution No. 30-96 requests conditional approval of the Basic Concept Design by One Embarcadero South Venture for the development of Site L bounded by the Embarcadero, Second and Townsend Streets; Rincon Point-South Beach.
- (e) Resolution 31-96 requests authorization of an Owner Participation Agreement with One Embarcadero South Venture for the development of Site L bounded by the Embarcadero, Second and Townsend Streets; Rincon Point-South Beach.

Speaker - Items (d) and (e): Michael Kriozere, Developer.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 30-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 31-96, BE ADOPTED.

- (f) Resolution No. 32-96 requests authorization to amend the Bayview/Hunters Point Economic Development Plan to reallocate funds among approved activities and authorizing the Executive Director to enter into a Personal Services Contract with the South Bayshore Community Development Corporation (SBCDC) (to act as Fiscal Agent for the People's Earth Day Coalition) to enable the People's Earth Day Coalition to sponsor the Sixth Annual People's Earth Day Celebration Fair in an amount not to exceed \$80,000; South Bayshore Survey Area.

Speakers: Michael Vanderhorst; Randall Evans; and Dwight Kinnard, P & K Trucking.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 32-96 BE ADOPTED.

- (g) Resolution No. 33-96 requests authorization of a Second Amendment to the Personal Services Contract with the South Bayshore Community Development Corporation (SBCDC) for an amount not to exceed \$398,319; South Bayshore Survey Area.

Speakers: Alex Pitcher and George Mix, SBCDC; and Teresa Reese.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

815 Eddy Street between Van Ness Avenue and Franklin Street with Planned Parenthood Alameda/San Francisco; and

Site F-1 located at the southwest corner of Bryant and Delancey Streets in Rincon Point-South Beach with Rincon Development Corporation.

There will also be a Closed Session pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

There will also be a Closed Session pursuant to Government Code Section 54956.9(a), to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

## RECESS

It was moved by Mr. Yee, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:00 p.m.

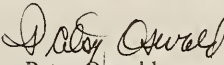
## RECONVENED

At this time, 8:00 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:02 p.m.

Respectfully submitted,

  
Patsy Oswald  
Agency Secretary

APPROVED

April 2, 1996



MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
5TH DAY OF MARCH, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 5th day of March, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director and staff members were also present.

Also present were: Mary Helen Rogers, Westside Community Mental Health Center; Malik Rahim, Jacqueline Martin and Jeffrey Branner, Hayes Valley Election Committee; Michael Vanderhorst Randall Evans; Delilah Sotelo, McCormack Baron and Associates; Monique Love; Barbara Smith, San Francisco Housing Authority; Paula Collins and Phillip Aarons, CB-1 Entertainment Associates, L.P.; and John Elberling.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

At the request of Mr. Rosales, Consent Agenda items (a) and (b) were removed from the Consent Agenda and considered as regular items.

NEW BUSINESS - REGULAR AGENDA

- (a) Approval of Minutes: Regular Meetings, November 28, 1995, January 23 and 30, 1996, February 6 and 13, 1996.

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ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT THE MINUTES BE APPROVED AS AMENDED BY TECHNICAL CORRECTIONS.

- (b) Resolution No. 34-96 requests authorization of solicitation of proposals and negotiation of a Personal Services Contract in an amount not to exceed \$38,000 for Deputy Executive Director search consulting services.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 34-96 BE ADOPTED.

Ms. Ong noted her conflict of interest with respect to item (c) because she owns property within 300 feet of the project and would therefore not participate in the discussion or voting on this item.

- (c) Resolution No. 35-96 requests approval of budget revisions to the Predevelopment Loan Agreement with McCormack Baron and Associates for the development of non-profit owned and operated low and moderate income housing to replace public housing on two sites at the corners of Haight and Webster Streets and Fell and Webster Streets as part of the Citywide Tax Increment Housing Program.

Speakers: Mary Helen Rogers, Westside Community Mental Health Center; Malik Rahim (also spoke on behalf of Jacqueline Martin and Jeffrey Branner), Hayes Valley Election Committee; Michael Vanderhorst; Randall Evans; Delilah Sotelo, McCormack Baron and Associates; Monique Love; and Barbara Smith, San Francisco Housing Authority.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, THAT RESOLUTION NO. 35-96 BE AMENDED TO INCLUDE THE FOLLOWING LANGUAGE:

"The Executive Director is directed to seek written clarification from the San Francisco Housing Authority on the status of the resident management corporation, which is a limited partner of the Developer, to determine that the corporation is duly formed and in good standing. The Executive Director is further directed to notify the San Francisco Housing Authority and McCormack Baron, the managing general partner of the Developer, of the Agency's desire to be placed upon the mailing list of relocated tenants to monitor the Developer and San Francisco Housing Authority's relocation efforts".

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND CARRIED, WITH MS. ONG ABSTAINING, THAT RESOLUTION NO. 35-96, AS AMENDED, BE ADOPTED.

- (d) Workshop for presentation of the proposal to develop the Central Block 1 Office Parcel, located on the south side of Market Street between Third and Fourth Streets, by CB-1 Entertainment Associates, L.P.; Yerba Buena Center.

Speakers: Paula Collins and Phillip Aarons, CB-1 Entertainment Associates, L.P.; and John Elberling.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

RECESS

It was moved by Mr. Yee, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:20 p.m.

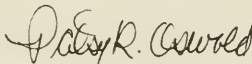
RECONVENED

At this time, 7:38 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

April 2, 1996



R35

#4

3/12/96

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
12TH DAY OF MARCH, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 12th day of March, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Lynette Sweet  
Benny Y. Yee

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APR 16 1996

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and the following was absent:

Manuel A. Rosales

Clifford W. Graves, Executive Director, and staff members were also present.

The President declared that a quorum was present.

Also present were: Steve Taber and Michael McCone, California Historical Society; Randall Evans; Richard Brown; and Arnold Townsend.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Closed Session Meetings, December 5 and 19, 1995, January 9, 23 and 30, February 6 and 13, and Special Closed Session Meeting, February 5, 1996.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 36-96 commends and expresses appreciation to Patsy Oswald for her service as Agency Secretary of the Redevelopment Agency of the City and County of San Francisco.

This is not an agenda item and, in accordance with the Brown Act Regulations, a determination needs to be made by the Commission that a necessity to take action on this off-agenda item arose after posting of the agenda on Friday, March 8, 1996. Pursuant to Government Code Section of the Brown Act, a unanimous vote of the Commission members is required to add this item.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS MATTER AROSE AFTER POSTING OF THE AGENDA ON MARCH 8, 1996.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 36-96 BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Report on use of Federal Emergency Management Agency (FEMA) funds by the California Historical Society in hazard mitigation of the building at 678 Mission Street; Yerba Buena Center.

Speakers: Steve Taber and Michael McCone, California Historical Society.

REPORT OF THE EXECUTIVE DIRECTOR

Speakers: Randall Evans; Richard Brown; and Arnold Townsend spoke regarding affirmative action issues.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property location is Central Block 3 (roof of Moscone Convention Center) in Yerba Buena Center and the entity the Agency may negotiate with is the Studio for Arts and Technology, VSC Sports and South of Market Child Care Center.

There will also be a Closed Session pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

RECESS

It was moved by Mr. Yee, seconded by Mr. Singh, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:30 p.m.



Minutes of a Regular Meeting, March 12, 1996


RECONVENED

At this time, 5:45 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:47 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

April 2, 1996



R35

#4

3/19/96

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
19TH DAY OF MARCH, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 19th day of March, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Lynette Sweet

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and the following were absent:

Manuel A. Rosales  
Benny Y. Yee (Arrived 4:15 p.m.)

APR 16 1996

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The President declared that a quorum was present.

Clifford Graves, Executive Director, and staff members were also present.

Also present were: Larry Badiner, Department of City Planning; Al Williams, Transition Development Corporation; Ocie Rogers; Jon Kiland and Joe Uzarski, SOH & Associates; R. Evans; Michael Vanderhorst; and Scott Madison, Mayor's Hunters Point Shipyard Citizens Advisory Committee.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 37-96 requests authorization of a First Amendment to the Personal Services Contract with Chinatown Youth Center, Fiscal Agent for the Chinatown for Litter Free Environmental and Neighborhood Council's Comprehensive Street Cleaning Business Venture, extending the time of performance from March 31, 1996 to June 30, 1996 as part of the Approved Chinatown Economic Development Program.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a). RESOLUTION NO. 37-96, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 38-96 requests approval of the Proposed Amendment to the Design for Development affecting Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.
- (c) Resolution No. 39-96 requests authorization of a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC, in connection with Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.

RULE OF THE CHAIR: PRESIDENT KOUBA INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (b), RESOLUTION NO. 38-96, AND ITEM (c), RESOLUTION NO. 39-96, WOULD BE WITHDRAWN AT STAFF REQUEST. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

- (d) Resolution No. 40-96 requests authorization of the issuance of Requests for Qualifications for consultant services, including urban design and economics, environmental review and transit facility design; Transbay Survey Area.

At this time, 4:15 p.m., Mr. Yee arrived at the meeting.

Speaker: Larry Badiner, Department of City Planning.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 40-96, BE ADOPTED.

- (f) Resolution No. 42-96 requests authorization of a contract in an amount not to exceed \$100,000 with SOH & Associates for Structural Engineering Services; Treasure Island Survey Area.

Speaker: Louse Renne, City Attorney.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 42-96 BE ADOPTED.

- (e) Resolution No. 41-96 requests authorization of a Grant Agreement for \$25,000 with Transition Development Corporation; Hunters Point Shipyard Survey Area.

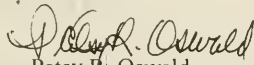
Speaker: Al Williams, Transition Development Corporation.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 41-96 BE ADOPTED.

ADJOURNMENT

It was moved by Ms. Sweet, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:20 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

April 2, 1996





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# SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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THERE WILL BE ~~NO~~ COMMISSION MEETING ON  
MARCH 26, 1996

THE NEXT REGULAR MEETING WILL BE HELD ON  
APRIL 2, 1996

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Prepared and mailed March 20, 1996

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
2ND DAY OF APRIL, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 2nd day of April, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

Leroy King  
Cynthia Choy Ong

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: James A. Reuben, Eller Media Company, Inc.; John Clawson, Rincon Point Development Company; David Cincotta, Counsel for Rincon Point Development Company; Boris Dramov, ROMA Design Group; Jim Musbach, Economic Planning Systems; Eula Walters; Teddy Ann Fuss, Embarcadero Greens; Pat Di Giorgio, Lili Lim and Marita Dorenbecher, World Center; Tom Sargent, San Francisco Public Market Collaborative; Eric Haesloop, Williams Turnbull Associates; Robert Friese, President of the Board, San Francisco Beautiful, and Chair, Citizens Advisory Committee on Embarcadero Project; Jeffrey Heller, Heller Manus; Mike Mahoney; Reagan Howe; Stephanie Sutter, 1550 Sutter/A.F. Evans; Rory Enke, Walt Disney Pictures; Paul Growald; Rebecca Kohlstrand, Office of the Chief Administrative Officer; and Otho Green, Green Group.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

At the request of Mr. Rosales, Consent Agenda item (e), Resolution No. 46-96 was removed from the Consent Agenda and considered as a Regular Agenda item.

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, February 20 and 27, March 5, 12 and 19, 1996; Closed Session Meetings, February 27 and March 5, 1996.
- (b) Resolution No. 43-96 requests authorization of execution and delivery of a Supplemental Indenture and approving actions in connection therewith to change the timing of the rebate calculation with respect to the 1986 South Beach Harbor Variable Rate Bonds; Rincon Point-South Beach.
- (c) Resolution No. 44-96 requests approval of amendments to the Joint Powers Agreement for the Bay Cities Joint Powers Insurance Authority.
- (d) Resolution No. 45-96 requests authorization of a First Amendment to the Owner Participation Agreement with 1550 Sutter Associates; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b), (c) AND (d), RESOLUTION NUMBERS 43-96, 44-96 AND 45-96, BE ADOPTED.

#### NEW BUSINESS - REGULAR AGENDA

- (e) Resolution No. 46-96 requests approval of a License Agreement with the Department of the Navy for Buildings No. 3 and No. 40 on Treasure Island and authorizing the Executive Director to execute a Sublicense, Lease and Subleases for those buildings in accordance with the approved License; Treasure Island Survey Area.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 46-96 BE ADOPTED.

- (f) Resolution No. 47-96 commends and expresses appreciation to Kofi S. Bonner for his services upon the occasion of his departure from the Redevelopment Agency of the City and County of San Francisco.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 47-96 BE ADOPTED.

- (g) Resolution No. 48-96 requests approval of the Proposed Amendment to the Design for Development affecting Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.
- (h) Resolution No. 49-96 requests authorization of a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC, in connection with Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.

Speakers - Items (g) and (h): James A. Reuben, Eller Media Company, Inc.; John Clawson, Rincon Point Development Company; and David Cincotta, Counsel for Rincon Point Development Company.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 48-96, BE ADOPTED.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 49-96, BE CONTINUED TO THE MEETING OF APRIL 9, 1996.

- (i) Resolution No. 50-96 requests authorization of a First Amendment to the Professional Services Contract with ROMA Design Group increasing the contract from \$814,000 to not more than \$854,000 for services related to the Treasure Island Survey Area.
- (j) Resolution No. 51-96 requests authorization of an Agreement with the Planning Department in an amount not to exceed \$240,000 for services related to the Treasure Island Survey Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 50-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 51-96, BE ADOPTED.

- (k) Presentation by consultants of findings and recommendations regarding Mid-Embarcadero Open Space Project.

Speakers: Boris Dramov, ROMA Design Group; Jim Musbach, Economic Planning Systems; Eula Walters; Teddy Ann Fuss, Embarcadero Greens; Pat Di Giorgio, Lili Lim and Marita Dorenbecher, World Center; Tom Sargent, San Francisco Public Market Collaborative; Eric Haesloop, Williams Turnbull Associates; Robert Friese, President of the Board, San Francisco Beautiful, and Chair, Citizens Advisory Committee on Embarcadero Project; and Jeffrey Heller, Heller Manus.

- (l) Resolution No. 52-96 requests authorization of sponsorship of a National Urban Fellowship with a cost not to exceed \$48,000 plus health benefit charges.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 52-96 BE ADOPTED.

## RECESS

It was moved by Mr. Yee, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:10 p.m.

RECONVENED

At this time, 8:40 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Rosales, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:42 p.m.

Respectfully submitted,



Patsy R. Oswald  
Agency Secretary

APPROVED

April 23, 1996



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
9TH DAY OF APRIL, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at the Legislative Chambers of the Board of Supervisors, 401 Van Ness Avenue, Room 404, in the City of San Francisco, California, at 4:00 p.m. on the 9th day of April, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Norman Rolfe, San Francisco Tomorrow; James Haas and Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; Rudy Nothenberg, representing Mayor Brown; Larry Baer, Jack Bair, Fred Handun and Larry Chew, San Francisco Giants; Clayton Mansfield Sierra Club; Shana Matthews; Mike Hegerty; Jim Firth; Ernestine Weiss, Golden Gateway Center; Chris Stiehl; Jeffrey Leibovitz; Philip Ginsburg; Lurilla Harris; Babette Drefke, Potrero Boosters and Merchants Association; Alex Pitcher, President, San Francisco NAACP; Leon Thibeaux, Naomi Gray, Chair, Mayor's Western Addition Economic Development Task Force; Mary Helen Rogers; Mike Casey, Local 2; John Clawson, Rincon Development Company; Mike Crockett; Espanola Jackson; Julie Lopez; Fei Tsen, Jan Marlese and Bill Osterhaus, Studio for Technology and the Arts; Travis White; Todo Lewis, Omega Pacific Elect Supply; Mel Lee; Beth Aaron; Jeff Hoops and Rick Moore, Swinerton and Walberg; and Mickey Rosado.

Representing the press were: Gerald Adams and Eric Brazil, San Francisco Examiner; John King, San Francisco Chronicle; and Mark Rutherford, Western Edition.

UNFINISHED BUSINESS

- (a) Resolution No. 49-96 requests authorization of a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC, in connection with Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.

Speakers: Norman Rolfe, San Francisco Tomorrow; and James Haas, Rincon Point-South Beach Citizens Advisory Committee.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG, AND CARRIED, WITH MR. KOUBA OPPOSING, THAT RESOLUTION NO. 49-96 BE AMENDED TO INDICATE THAT THE RECOMMENDATION TO REDUCE THE LAND SALES PRICE FROM \$500,000 TO \$200,000 NOT BE PERMITTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 49-96, AS AMENDED, BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

At the request of Mr. Rosales, Consent Agenda item (a) was removed from the Consent Agenda and considered as a Regular Agenda item.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 53-96 requests authorization for the Redevelopment Agency to apply and accept funds totalling \$3,914,000 from the U.S. Department of Housing and Urban Development for the Housing Opportunities for Persons with AIDS (HOPWA) Program.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 53-96 BE ADOPTED.

- (c) Resolution No. 55-96 requesting the Board of Supervisors of the City and County of San Francisco to amend the Northeastern Waterfront Survey Area Resolution to add a portion of Assessor's Block 3794 to the Survey Area to permit the Redevelopment Agency of the City and County of San Francisco to determine whether the exercise of Redevelopment Powers is appropriate to assist in the development of the San Francisco Giants' Ballpark.

Ms. Ong indicated she would recuse herself from voting or discussions on this item because of her affiliation with the State Attorney General's Office who represents Caltrans.

Speakers: Rudy Nothenberg, representing Mayor Brown; Larry Baer, Jack Bair, Fred Handun and Larry Chew; San Francisco Giants; Clayton Mansfield, Sierra Club; Rick Mariano and James Haas, Rincon Point-South Beach Citizens Advisory Committee; Norman Rolfe, San Francisco Tomorrow; Shana Matthews; Mike Hergerty; Jim Firth; Ernestine Weiss, Golden

Gateway Center; Chris Stiehl; Jeffrey Leibovitz; Philip Ginsburg; Lurilla Harris; and Babette Drefke, Potrero Boosters and Merchants Association.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED, WITH MS. ONG ABSTAINING, THAT RESOLUTION NO. 55-96 BE ADOPTED.

## RECESS

The meeting recessed at 5:45 p.m. and reconvened at 5:50 p.m. with the same roll call.

- (b) Resolution No. 54-96 remembers the late I. Donald Terner for his countless acts of friendship, kindness and service over the years.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 54-96 BE ADOPTED.

- (d) Resolution No. 56-96 requests authorization of a Personal Services Contract with The Jefferson Company for an amount not to exceed \$95,000 to provide Project Management and Administration Services for the Lower Fillmore Revitalization Project; Western Addition A-2.

Speakers: Alex Pitcher, President, San Francisco NAACP; Leon Thibeaux; Naomi Gray, Chair, Mayor's Western Addition Economic Development Task Force; and Mary Helen Rogers;

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 56-96 BE ADOPTED.

- (e) Resolution No. 57-96 delegating the Authority to the Executive Director to award a construction contract to Swinerton & Walberg Co. in an amount not to exceed \$29,363,000 for the construction of the Yerba Buena Gardens Children's Center Buildings; Yerba Buena Center.

Speakers: Fei Tsen, Jan Marlese and Bill Osterhaus, Studio for Technology and the Arts; Travis White; Todo Lewis, Omega Pacific Elect Supply; Mel Lee; Beth Aaron; Jeff Hoops and Rick Moore, Swinerton and Walberg; and Mickey Rosado.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 57-96 BE ADOPTED.

## RECESS

The meeting recessed at 8:40 p.m. and reconvened at 8:45 p.m. with the same roll call.

- (f) Workshop presentation of responses to the Request for Proposals for the development of Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center..

Presentations were made by representatives of: Arcon, Inc.; The Green Group, Inc.; Museum Towers Partners, LLC; and Pacific Union Development Co.

Speakers; Mike Casey, Local 2; and Leon Thibeaux.

RECESS

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session at 770 Golden Gate Avenue in the City and County of San Francisco. The meeting recessed at 8:50 p.m.

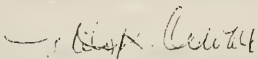
RECONVENED

At this time, 9:45 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:57 p.m.

Respectfully submitted,



Patsy R. Oswald  
Agency Secretary

APPROVED

April 23, 1996

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4/16/96  
Canceled

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON  
APRIL 16, 1996

THE NEXT REGULAR MEETING WILL BE HELD ON  
APRIL 23, 1996

Prepared and mailed April 10, 1996

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4/23/96

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
23RD DAY OF APRIL, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 23rd day of April, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Cynthia Choy Ong  
Lynette Sweet  
Benny Y. Yee

and the following were absent:

Darshan Singh, Vice President  
Leroy King (Arrived 4:10 p.m.)  
Manuel A. Rosales

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Richard Allman; Brad Paul; Robert Boyd; Deborah Larkin, Hilton Hotel and Tenderloin Merchants Association; Marie Duggan, Original Joe's Restaurant; Leroy Looper; Reverend Cecil Williams, Glide Memorial United Church; Randall Evans; Anne Stanton, Larkin Street Services; Mary Helen Rogers; Al White; Dexter Woods; Koala Thomas; Bobbie Webb; Michael Vanderhorst; Orville Luster; Wanda Whitaker; Ace Washington, Captain Jim White; Sandra Mayor; John Payer; Jonathan Runckel; Frank Rollo; Chris Lin; Marvis Phillips; Vandy Silvong Say; Joe Chung; and Kola Atkin Kola.

President Kouba announced that items (m) and (n), Resolutions Numbers 69-96 and 70-96, relating to Site F-1 in Rincon Point-South Beach, would be continued to the meeting of April 30, 1996.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, April 2 and 9, 1996; Closed Session Meetings, March 12, April 2 and 9, 1996.

- (b) Resolution No. 58-96 requests approval of former Executive Director Edward Helfeld's request to serve as a consultant to the Mexican Museum; Yerba Buena Center.
- (c) Resolution No. 59-96 requests authorization of a Fifth Amendment to the Sedway Kotin Mouchly Group Personal Services Contract to provide an additional \$30,000 for consulting work in the coordination and implementation of San Francisco's Enterprise Community Program.
- (d) Resolution No. 60-96 requests authorization of a Personal Services Contract with the Market Street Association in an amount not to exceed \$35,000 to provide outreach and other services related to the development of the Mid-Market Survey Area; Mid-Market Survey Area.
- (e) Resolution No. 61-96 requests authorization of an Environmental Consultant Services Contract with Treadwell & Rollo, Inc./Olivia Chen Consultants - A Joint Venture in Association, in an amount not to exceed \$300,000 to provide hazardous materials and waste management services; All Redevelopment Project Areas, Survey Areas, and Designated Development Sites.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) THROUGH (e), RESOLUTION NUMBERS 58-96 THROUGH AND INCLUDING 61-96, BE ADOPTED..

At this time, 4:10 p.m., Mr. King arrived at the meeting.

NEW BUSINESS - REGULAR AGENDA

- (f) Resolution No. 62-96 requests authorization of a \$95,000 First Amendment to the Agreement for planning services with the Department of City Planning; Transbay Survey Area.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 62-96 BE ADOPTED

- (g) Resolution No. 63-96 requests authorization to request the Board of Supervisors to designate a Redevelopment Survey Area within the City and County of San Francisco pursuant to the California Redevelopment Law; North of Market Proposed Survey Area.

Speakers: Richard Allman; Brad Paul; Robert Boyd; Deborah Larkin, Hilton Hotel and Tenderloin Merchants Association; Marie Duggan, Original Joe's Restaurant; and Leroy Looper.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 63-96 BE ADOPTED.

- (h) Resolution No. 64-96 requests authorization of a Regulatory and Grant Agreement with Glide Foundation in an amount not to exceed \$1,700,000 for the development of nonprofit owned and operated low income housing for homeless, very low income individuals and families with social services needs related to HIV/AIDS, substance abuse and mental health, at 333 Taylor Street, as part of the Citywide Tax Increment Housing Program.

- (i) Resolution No. 65-96 reaffirms a loan commitment in an amount not to exceed \$1,100,000 under the Housing Opportunities for Persons with AIDS Program with Glide Community Housing, Inc. for the development of a 52-unit building at 333 Taylor Street.

Speakers - Items (h) and (I): Reverend Cecil Williams, Glide Memorial United Church; and Randall Evans.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 64-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTIONS NO. 65-96, BE ADOPTED.

- (j) Resolution No. 66-96 requests authorization of additional funds in an amount not to exceed \$250,000 for the Loan Agreement under the Housing Opportunities for Persons with AIDS Program with Larkin

Speaker: Anne Stanton, Larkin Street Services.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 66-96 BE ADOPTED.

- (k) Resolution No. 67-96 requests authorization of the issuance of a Request for Proposals (RFP) for a long-term lease of the Yerba Buena Gardens East Cafe and approving a budget in an amount not to exceed \$30,000 to cover costs of advertising, consultant services and a broker fee, if necessary; Yerba Buena Center.

Speakers: Mary Helen Rogers; Al White; and Randall Evans.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 67-96 BE ADOPTED.

- (l) Resolution No. 68-96 requests authorization of a Personal Services Contract in the amount of \$50,000 with the Center for African and African American Art and Culture to serve as Fiscal Agent for the San Francisco Juneteenth Festival Advisory Board for the production of the 1996 Juneteenth Festival; Western Addition

Speakers: Randall Evans; Mary Helen Rogers; Dexter Woods; Koala Thomas; Bobbie Webb; Michael Vanderhorst; Orville Luster; Wanda Whitaker; Ace Washington; and Captain Jim White.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 68-96 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Michael Vanderhorst and Randall Evans spoke regarding affirmative action issues.

REPORT OF THE PRESIDENT

- (a) Mayor's Economic Summit.

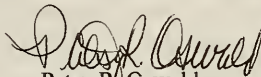
Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the southwest corner of Delancey and Bryant Streets (Site F-1) in Rincon Point-South Beach and the entity the Agency may negotiate with is Rincon Point Development Company.

**THIS ITEM WAS NOT HELD**

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

May 14, 1996

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#4

4/30/96

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
30TH DAY OF APRIL, 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 30th day of April, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

Lynette Sweet (Arrived 4:10 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Randall Evans; and Eamon O'Marah.

Representing the press was: Bill Eisele, San Francisco Independent.

UNFINISHED BUSINESS

- (a) Resolution No. 69-96 requests reconsideration of action taken on Resolution No. 49-96 related to authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach.

**THIS ITEM WAS NOT HEARD**

- (b) Resolution No. 70-96 requests authorization of a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach.

**THIS ITEM WAS NOT HEARD**



At this time, 4:10 p.m., Ms. Sweet arrived at the meeting.

NEW BUSINESS - CONSENT AGENDA

At the request of Mr. Rosales, item (a) was removed from the Consent Agenda and considered as Regular Agenda item.

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (b) Resolution No. 72-96 delegating authority to the Executive Director to hold hearings under the Subcontractor Listing Law.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (b), RESOLUTION NUMBER 72-96, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 71-96 requests authorization of an amendment to Office Lease with Planned Parenthood Alameda/San Francisco for office space at 815 Eddy Street.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 71-96 BE ADOPTED.

- (c) Resolution No. 73-96 requests authorization of a Technical Assistance Agreement for \$40,650 under the Housing Opportunities for Persons with AIDS (HOPWA) Program with the Zen Hospice Project to undertake an accessibility assessment of its four-bed Hospice at 273 Page Street.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 73-96 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Randall Evans spoke regarding affirmative action issues.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

There will also be a Closed Session pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.



RECESS

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:45 p.m.

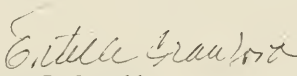
RECONVENED

At this time, 6:25 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Ms. Ong, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:27 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

June 4, 1996



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5/7/96

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
7TH DAY OF MAY, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 7th day of May, 1996, the place and date duly established for holding of such a meeting.

The Acting President called the meeting to order and on roll call the following answered present:

Darshan Singh, Acting President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

Jon Henry Kouba, President

The Acting President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Hardip Panna and Sarah Leong, Middlebrook and Louie; Rudy Nothenberg, representing Mayor Brown; Don Parker, Catellus Development Corporation; Redmond Kernan, SPUR; John Elberling; Randall Evans; Rene Cazanave; Alicia Klein, Mayor's Office of Housing; Bill Osterhaus, Center for the Arts; and Leslie Miko.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 74-96 authorizing entering Commissioner Lynette Sweet's disclosure that she owns property in the Hunters Point Redevelopment Project Area on the Minutes.
- (b) Resolution No. 75-96 requests ratification of an advance of \$45,000 to the Economic Summit held April 16-17, 1996

- (c) Resolution No. 76-96 requests Authorizing a Structural Engineering Contract with Middlebrook & Louie in an amount not exceed \$150,000 to provide structural engineering services; All Redevelopment Project Areas, Survey Areas and other Designated Development Sites.
- (d) Resolution No. 77-96 requests authorization of an amendment to the Owner Participation Agreement dated September 27, 1994, with The Roman Catholic Welfare Corporation for a change in the sequence (only) of construction of the modification and addition to the Sacred Heart Cathedral Preparatory School on the block bounded by Ellis, Franklin, Eddy and Gough Streets; Western Addition A-2.
- (e) Resolution No. 78-96 requests authorization of the issuance of Redevelopment Agency of the City and County of San Francisco Assisted Living Facility Revenue Bonds in an amount not to exceed \$35,000,000 to finance residential facilities at 1550 Sutter Street for redevelopment purposes and approving related actions; Western Addition A-2

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) THROUGH (e), RESOLUTION NUMBERS 74-96 THROUGH AND INCLUDING 78-96, BE ADOPTED.

#### NEW BUSINESS - REGULAR AGENDA

- (f) Resolution No. 79-96 requests authorization to request the Board of Supervisors of the City and County of San Francisco to adopt a resolution establishing a Survey Area to permit the Redevelopment Agency to determine whether the exercise of its powers is appropriate to assist in the redevelopment of a 65-acre portion of Mission Bay north of the China Basin Channel.

Speakers: Rudy Nothenberg, representing Mayor Brown; Don Parker, Catellus Development Corporation; Redmond Kernan, SPUR; John Elberling; Randall Evans; and Rene Cazanave.

ADOPTION: IT WAS MOVED BY MR.. YEE, SECONDED MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 79-96, BE ADOPTED

- (g) Resolution No. 80-96 requests authorization of a Second Amendment to a \$380,000 Regulatory and Grant Agreement with Artspace Development Corporation in connection with the development of live-work units located at 1685 18th Street for low income artists as part of the Citywide Tax Increment Housing Program.

Speakers: Alicia Klein, Mayor's Office of Housing; and Randall Evans.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 80-96 BE ADOPTED.

- (h) Resolution No. 81-96 commends and expresses appreciation to Leslie Miko for her service as Managing Director of the Center for the Arts at Yerba Buena Gardens; Yerba Buena Center.

Bill Osterhaus, Center for the Arts; and Leslie Miko.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR.. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 81-96 BE ADOPTED.

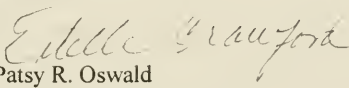
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Randall Evans spoke regarding : Mayor's Breakfast, Fillmore Market Place and Affirmative Action issues.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be adjourn~d. The meeting adjourned at 6:45 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

June 4, 1996





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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
14TH DAY OF MAY, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 14th day of May, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Lynette Sweet

and the following were absent:

Manuel A. Rosales (Arrived 4:07 p.m.)  
Benny Y. Yee (Arrived 4:07 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Ada Chan; Carla Javits; Alicia Klein and Joel Lipski, Mayor's Office of Housing; Lonnie Lawson, Housing Conservation Development Corporation; Al Diaz, Guy Kelly, Steven Kubota and Edgar Yam, Fresh Start; and Regan Howe, San Francisco Police Department

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, April 23, 1996.
- (b) Resolution No. 82-96 authorizing a Third Amendment to the contract for messenger services with On Target Delivery Service to increase the compensation rate and total compensation payable to a total amount not to exceed \$46,500

Speaker: Joel Lipski, Mayor's Office of Housing; and Lonnie Lawson, President, Housing Conservation and Development Corporation.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 91-96 BE ADOPTED.

CLOSED SESSION

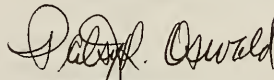
Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

**This item was not held.**

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Ong, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:55 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

July 23, 1996

JUN 07 1996

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
21ST DAY OF MAY, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting in front of the Marriott Hotel, 55 4th Street, in the City of San Francisco, California, at 2:00 p.m. on the 21st day of May, 1996, the place and date duly established for the holding of such a meeting, to start a tour of various redevelopment sites by Western Development Group, Inc. (WDG).

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Cynthia Choy Ong  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

Leroy King (Arrived 4:00 p.m.)

The President declared that a quorum was present.

### TOUR

The Commissioners toured the following sites developed by Western Development Group, Ltd: Westwood Condominiums located at 2075 Sutter Street; San Francisco Medical Center at 1635 Divisadero Street and San Francisco Medical Center II at 2330 Post Street.

### RECESS

The meeting recessed at 3:30 p.m. and reconvened at 4:00 p.m. at 770 Golden Gate Avenue in the City of San Francisco, California, with the same roll call, with the addition of Mr. King.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Reverend Edgar E. Boyd, Bethel A.M.E Church; Bill Rumpf, California Housing Partnership Corporation; Randall Evans, Fresh Start; Michael Vanderhorst; Richard Brown; Bill Aselyne, Maitri AIDS Hospice; Sam Assefa, Simon Martin-Vegue Winkelstein Moris; Lisa Parks, GP/TODCO; Charlene Folsom, Purchaser, 1412 Golden Gate Avenue; Michael Kaviani, Purchaser, 1949 O'Farrell Street; John Scott; Suzanne Lampert; Kersten Magary; Robin Chaing; and Tim Wofford.

NEW BUSINESS - CONSENT AGENDA

At the request of Ms. Ong, item (a) was removed from the Consent Agenda and considered as a Regular Agenda item.

At the request of Mr. King, item (b) was removed from the Consent Agenda and considered as a Regular Agenda item.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 92-96 requests approval of a Workstudy Agreement with the University of California, Berkeley.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 92-96 BE ADOPTED.

- (b) Resolution No. 93-96 requests authorization for three Agency Commissioners to travel to the ULI Conference in New York City during the period June 1 through June, 1996.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, THAT RESOLUTION NO. 93-96 BE AMENDED TO AUTHORIZE ONE STAFF PERSON TO TRAVEL TO NEW YORK TO ATTEND THE URBAN LAND INSTITUTE CONFERENCE ON URBAN ENTERTAINMENT DEVELOPMENT, JUNE 1 THROUGH 4, 1996 AT A COST NOT TO EXCEED \$2,175.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 93-96, AS AMENDED, BE ADOPTED.

President Kouba indicated that when item (c) is heard, a motion will be made to continue the item for two weeks.

- (c) Public hearing to hear all persons interested in execution of deeds in connection with the sale of 1412 Golden Gate Avenue and 1949 O'Farrell Streets; Western Addition A-2.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 94-96 requests authorization to execute deeds and other conveyance instruments in connection with the sale of 1414 Golden Gate Avenue and 1949 O'Farrell Street, Affordable Condominium Program; Western Addition A-2.

There being no persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 94-96, BE ADOPTED

- (d) Resolution No.95-96 requests authorization of a conditional commitment to fund a Grant to not more then \$565,000 in the year 2016 to GP/TODCO, Inc. in connection with the development of 75 affordable housing units located at 1095 Mission Street; South of Market.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 95-96 BE ADOPTED.

- (e) Resolution No. 96-96 requests authorization of a Predevelopment Loan in the amount of \$70,000 to Bethel African Methodist Episcopal Church in connection with the acquisition and rehabilitation of 92 affordable housing units located at the Prince Hall Apartments, 1170 McAllister Street; Western Addition A-2.

Speakers: Reverend Edgar E. Boyd, Bethel A.M.E Church; Bill Rumpf, California Housing Partnership Corporation; Randall Evans, Fresh Start; Michael Vanderhorst; and Richard Brown.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, THAT ITEM (e), RESOLUTION NO. 96-96, BE CONTINUED FOR TWO WEEKS AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King  
Mr. Singh  
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

Ms. Ong  
Mr. Rosales  
Ms. Sweet  
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 96-96 BE ADOPTED.

At this time, 6:00 p.m., Mr. Yee left the meeting.

- (f) Resolution No. 97-96 requests authorization of a First Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Maitri AIDS Hospice in an amount not to exceed \$422,301 related to rehabilitation of property located at 401 Duboce Street.



Speaker: Bill Aseltyne, Maitri AIDS Hospice.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 97-96 BE ADOPTED.

At this time, 6:06 p.m., Mr. Yee returned to the meeting.

- (g) Resolution No. 98-96 requests authorization to negotiate a Consultant Contract with Simon Martin-Vegue Winkelstein Moris (SMWM) for the preparation of a concept plan; Transbay Redevelopment Survey Area.

Speaker: Sam Assefa, SMWM.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 98-96 BE ADOPTED.

- (h) Resolution No. 99-96 requests approval of the proposed budget for the period July 1, 1996 through June 30, 1997, and authorizing the Executive Director to submit the budget as modified by the Mayor to the Board of Supervisors of the City and County of San Francisco.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 99-96 BE ADOPTED.

#### REPORT OF THE PRESIDENT

- (a) Information regarding Joint Public Hearing with the Planning Commission regarding the Draft EIR/EIS for the new Federal General Services Administration Building.

President Kouba announced that there would be a Closed Session Pursuant to Government Code Section 54956.9(a) concerning pending litigation in regard to Independent Housing Services Vs. Fillmore Center, et al.

There will also be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

#### RECESS

It was moved by Ms. Ong, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:20 p.m.

#### RECONVENED

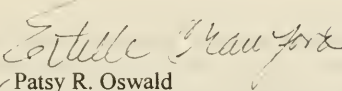
At this time, 8:13 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.



ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:15 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

June 4, 1996



MAY 13 1996

SAN FRANCISCO  
PUBLIC LIBRARY**NOTICE OF PUBLIC HEARING**

San Francisco Federal Building Draft Environmental Impact Statement/Report (DEIS/EIR). Notice is hereby given to the general public that a public hearing on this DEIS/EIR and other matters will be held by the City Planning Commission, San Francisco Redevelopment Agency Commission and the U. S. General Services Administration on:

**Thursday, May 23, 1996**  
**Room 428, City Hall, 401 Van Ness Avenue**

**The meeting will begin at the Planning Commission at 1:30 p.m. Please call 558-6422 during the week of the meeting for a recorded message giving a more specific time for the hearing.**

The General Services Administration (GSA) is proposing the construction of a new Federal building in San Francisco. Remaining on-site buildings would be demolished, and a new building constructed. The building would contain about 675,000 gross sq. ft., or 475,000 occupiable sq. ft., and 161 parking spaces. The structure would be up to 22 stories and a maximum of about 315 ft. tall. There would be about 2,740 employees. Two sites are analyzed; the southwest corner of 10th and Market Streets and the northwest corner of Seventh and Mission Streets.

A Draft Environmental Impact Statement/Report (DEIS/EIR) has been prepared regarding this project by GSA, the San Francisco Department of City Planning and San Francisco Redevelopment Agency. A copy of the DEIS/EIR and documents referenced in the DEIS/EIR are available for public review and comment at the Planning Department offices at 1660 Mission Street and the GSA Portfolio Management Office at the Phillip Burton Federal Building and U.S. Courthouse, 450 Golden Gate Avenue, Third Floor, San Francisco. Written comments will be accepted until the close of business on June 6, 1996. Comments should be mailed to:

Ms. Joan Byrens, Asset Manager (9PT)  
U.S. General Services Administration  
Phillip Burton Federal Building and U.S. Courthouse  
450 Golden Gate Avenue  
San Francisco, California 94102-3400



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MINUTES OF A SPECIAL MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
23RD DAY OF MAY, 1996

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The Commissioners of the Redevelopment Agency and the City Planning Commission of the City and County of San Francisco met in a Special Meeting in the Legislative Chambers of the Board of Supervisors, Room 404, 401 Van Ness Avenue in the City of San Francisco, California, at 1:30 p.m. on the 23rd day of May, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

The following City Planning Commissioners were also present:

Susan E. Lowenberg, President  
Hector J. Chincilla, Vice President  
Jerome A. Levine  
Esther Y. Marks  
Lawrence B. Martin  
Beverly J. Mills

Representing the U.S. General Services Administration: Richard Welsh.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Lou Batmole, Bay Area Rentals; Carolyn Diamond, Market Street Association; Jonathan Gould, Holiday Inn Civic Center; Amelita Pascual, SOMA Foundation; Marty Cerles, Reneson Hotel Group; Jim Haas, Civic Pride; Norman Onaga, Best Western American; Arlene Flynn, Reneson Hotel Group; Elvia Santos, Cafe Do Brasil; Anna Yee, South of Market Problem Solving Council; John Elberling, TODCO; Steve Raymond, Mid-Market Association; Stanley Panovich, Odd Fellows Hall Association; Nathaniel Berkowitz, UN Plaza/ Mid-Market Street Association; Sue Hestor, Friends of Yerba Buena Gardens; Mark Rennie, South of Market Foundation; Lt. Stephen Tacchini, San Francisco Police Department; Jay Benjamin, Property Owner, Mission Street; Jerry Clark, Natoma Neighborhood Association; and Kelly Cullen, St. Boniface.

A commendation resolution was presented jointly by the Redevelopment Agency and City Planning Commissions to Lucian Blajeز upon the occasion of his departure from the City Planning Department of the City and County of San Francisco.

The Public Hearing was called and the purpose of the Special Joint Hearing was regarding the Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the new Federal General Services Administration Building by the San Francisco Redevelopment Agency Commission, the San Francisco Planning Commission and the Federal General Services Administration. The General Services Administration (GSA) is proposing the construction of a new Federal Building in San Francisco. Remaining on-site buildings would be demolished, and a new building constructed. The building would contain about 675,000 gross sq.ft. or 475,000 occupiable sq.ft. and 161 parking spaces. The structure would be about 22 stories and a maximum of about 315 ft. tall. There would be about 2,470 employees. Two sites for the proposed building are analyzed: the southwest corner of Tenth and Market Streets and the northwest corner of Seventh and Mission Streets. The purchase of an existing building, lease of existing space, and no action are also considered as project alternatives.

The purpose of this meeting is to receive comments on the Draft EIR/EIS for the Federal General Services Administration Building project.

Presentations were made by: Barbara Sahn, Environmental Review Officer, City Planning Department, on the environmental comment process and by Marie Ciprazo, Project Manager, GSA, on the general scope of the project and site alternatives.

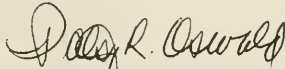
Public comment was received from the following: Lou Batmole, Bay Area Rentals; Carolyn Diamond, Market Street Association; Jonathan Gould, Holiday Inn Civic Center; Amelita Pascual, SOMA Foundation; Marty Cerles, Reneson Hotel Group; Jim Haas, Civic Pride; Norman Onaga, Best Western American; Arlene Flynn, Reneson Hotel Group; Elvia Santos, Cafe Do Brasil; Anna Yee, South of Market Problem Solving Council; John Elberling, TODCO; Steve Raymond, Mid-Market Association; Stanley Panovich, Odd Fellows Hall Association; Nathaniel Berkowitz, UN Plaza/ Mid-Market Street Association; Sue Hestor, Friends of Yerba Buena Gardens; Mark Rennie, South of Market Foundation; Lt. Stephen Tacchini, San Francisco Police Department; Jay Benjamin, Property Owner, Mission Street; Jerry Clark, Natoma Neighborhood Association; and Kelly Cullen, St. Boniface.



ADJOURNMENT

It was moved by Mr. Rosales, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 2:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Patsy R. Oswald".

Patsy R. Oswald  
Agency Secretary

NOTE: A transcript of the proceedings by a Court Reporter is on file with the Agency Secretary.

APPROVED

July 23, 1996



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

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## AGENDA

MAY 24 1996

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AT 749-2457.

**NOTE:** QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON  
MAY 28, 1996

THE NEXT REGULAR MEETING WILL BE HELD ON  
JUNE 4, 1996

Prepared and mailed May 22, 1996



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JUL 29 1996

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
4TH DAY OF JUNE, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:15 p.m. on the 4th day of June, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Manuel A. Rosales  
Benny Y. Yee

and the following were absent:

Cynthia Choy Ong  
Lynette Sweet

The President declared that a quorum was present.

Richard T. Kono, Acting Executive Director, and staff members were also present.

Also present were: Mary Helen Rogers; and L. Jamie Jamerson.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE  
CONSIDERED TO BE ROUTINE BY THE AGENCY AND WERE ACTED  
UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, April 30, May 7 and 21, 1996;  
Closed Session Meetings, April 30 and May 21, 1996.
- (b) Resolution No. 100-96 authorizing a Personal Services Contract with Patricia Nacey in an amount not to exceed \$20,250.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 100-96, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 101-96 approving a Reimbursement Agreement with the Bank of Tokyo-Mitsubishi, Ltd. and National Westminster Bank PLC to provide supplementary credit enhancement for the Redevelopment Financing Authority's 1995 Yerba Buena Gardens Refunding Notes; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 101-96 BE ADOPTED.

ADJOURNMENT

It was moved by Mr. Rosales, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned to a meeting of the San Francisco Redevelopment Financing Authority. The meeting adjourned at 4:31 p.m.

RECONVENED

At this time, 4:36 p.m., the meeting reconvened back to the regular session, with the same roll call.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Status Report on expiring HUD insured mortgages and Section 8 contracts.

**This item was not held.**

CLOSED SESSION

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

RECESS

It was moved by Mr. Yee, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 4:50 p.m.



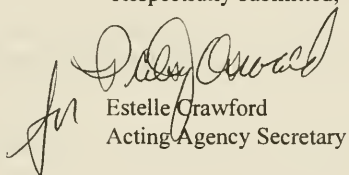
RECONVENED

At this time, 5:06 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:07 p.m.

Respectfully submitted,

  
Estelle Crawford  
Acting Agency Secretary

APPROVED

July 23, 1996



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6/11/96

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
11TH DAY OF JUNE, 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 11th day of June, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

Cynthia Choy Ong (Arrived 4:25 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Alicia Klein, Mayor's Office of Housing; Robin Snyderman, Daniel Hernandez and Philip Dechow, Mission Housing Development Corporation; Lefty Gordon, Ella Hill Hutch Community Center; and Linda Novy, Gardeners' Guild, Inc.

**Introduction of Summer Interns.**

NEW BUSINESS

- (a) Resolution No. 102-96 commending and honoring Leroy King for his many years of service to the Labor Movement, the African American Community and the City of San Francisco.

Speaker: Lefty Gordon, Ella Hill Hutch Community Center.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION 102-96 BE ADOPTED.

- (b) Workshop on the Agency's Internal Affirmative Action Program for 1996 and 1997.

At this time, 4:25 p.m., Ms. Ong arrived at the meeting.

- (c) Resolution No. 103-96 authorizing a Grant and Regulatory Agreement with Mission Housing Development Corporation in an amount not to exceed \$292,636 in connection with the development of low-income rental units located at 22 South Park Avenue as part of the Citywide Tax Increment Housing Program.
- (d) Resolution No. 104-96 authorizing a Regulatory and Grant Agreement with Mission Housing Development Corporation in an amount not to exceed \$206,005 in connection with the development of low-income rental units located at 102 South Park Avenue as part of the Citywide Tax Increment Housing Program.

Speakers - Items (c) and (d): Alicia Klein, Mayor's Office of Housing; and Robin Snyderman, Mission Housing Development Corporation.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 103-96, AND ITEM (d), RESOLUTION NO. 104-96, BE ADOPTED.

- (e) Resolution No.105-96 authorizing a Personal Services Contract with Gardeners' Guild, Inc. for a two-year period, in an amount not to exceed \$149,432, to provide Landscape Maintenance Services; Community Facilities District No. 1; Rincon Point-South Beach.

Speaker: Linda Novy, Gardeners' Guild, Inc.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, THAT RESOLUTION NO. 105-96 BE AMENDED TO INDICATE THAT THE EXECUTIVE DIRECTOR IS DIRECTED TO REVIEW THE CONTRACTOR'S AFFIRMATIVE ACTION PROGRAM ONE YEAR AFTER EXECUTION OF THE CONTRACT. IF THE EXECUTIVE DIRECTOR DETERMINES THAT THE CONTRACTOR'S AFFIRMATIVE ACTION PROGRAM DOES NOT MEET THE CONTRACT REQUIREMENTS, THEN THE AGENCY'S OPTION TO TERMINATE THE CONTRACT MAY BE EXERCISED AT THE EXECUTIVE DIRECTOR'S DISCRETION.

ADOPTION: IT WAS MOVED BY, MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 105-96, AS AMENDED, BE ADOPTED.

- (f) Resolution No. 106-96 authorizing payment to the Chicago Title Insurance Company in the amount of \$37,800 for Real Property Title Services; Hunters Point Shipyard Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 106-96 BE ADOPTED.

- (g) Resolution No. 107-96 authorizing a \$225,000 Consultant Contract with Simon Martin-Vegue Winkelstein and Morris for the preparation of a Concept Plan; Transbay Redevelopment Survey Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 107-96 BE ADOPTED.

Ms. Ong noted her "aye" vote on item (a), Resolution No. 102-96, a commendation resolution for Leroy King.

#### CLOSED SESSION

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

#### RECESS

It was moved by Mr. Rosales, seconded by Ms. Ong, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:20 p.m.

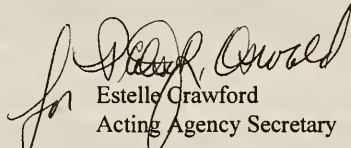
#### RECONVENED

At this time, 6:38 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:40 p.m.

Respectfully submitted,

  
Estelle Crawford  
Acting Agency Secretary

APPROVED

July 23, 1996



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
18TH DAY OF JUNE, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 18th day of June, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

- Jon Henry Kouba, President
- Darshan Singh, Vice President
- Leroy King
- Cynthia Choy Ong
- Manuel A. Rosales
- Lynette Sweet
- Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Michael Vanderhorst; Randall Evans; Mary Rogers; Michael Simmons and Kate Hartley, San Francisco Housing Development Corporation; Haiie Girma, Williams Adley & Co.; Denise Price, KPMG Peat Marwick; Arnold Townsend; and Ocie Rogers.

UNFINISHED BUSINESS

(a) Resolution No. 19-96 approving Internal Affirmative Action Plan for 1996 and 1997.

Speakers: Michael Vanderhorst; Randall Evans; and Mary Rogers.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 19-96 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

At the request of Mr. Rosales, item (b) was removed from the Consent Agenda and considered as a Regular Agenda item.

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 108-96 authorizing an Agreement with 479 Natoma Street Associates permitting use of Agency-owned land located on the blocks bounded by Sixth, Natoma and Minna Streets, a portion of which is in the South of Market Project Area.
- (c) Resolution No. 110-96 authorizing a First Amendment, which modifies the scope of services and makes other changes, to the Cooperative Agreement for Planning Services with the State of California through its Department of Transportation; Transbay Survey Area.
- (d) Resolution No. 111-96 authorizing a Second Amendment to the Personal Services Contract with the Chinatown Youth Center, Fiscal Agent for the Chinatown for Litter Free Environmental and Neighborhood Council, extending the time of performance to August, 31, 1996, as part of the Approved Chinatown Economic Development Program.
- (e) Resolution No. 112-96 authorizing a First Amendment to the Agreement with the San Francisco Film and Video Arts Commission in the amount of \$5,200 for marketing services; Treasure Island and Hunters Point Shipyard Survey Areas.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 108-96, AND CONSENT AGENDA ITEMS (c), THROUGH (e), RESOLUTION NUMBERS 110-96 THROUGH AND INCLUDING 112-96, BE ADOPTED.

#### NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 109-96 authorizing a Personal Services Contract with Wes Willoughby in an amount not to exceed \$46,500.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 109-96 BE ADOPTED.

At this time, 4:30 p.m., Mr. Graves left the meeting and Robert Gamble, Deputy Executive Director, Finance and Project Development, conducted the remainder of the meeting.

- (f) Resolution No. 113-96 authorizing a Second Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation (SFHDC) in an amount not to exceed \$56,545 for Parcel 1100-1 located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2.
- (g) Resolution No. 114-96 authorizing a First Amendment to Developer's Loan Agreement with San Francisco Housing Development Corporation (SFHDC) in an amount not to exceed \$74,455 for Parcel DD-2 located on the south side of Hudson Street at Whitney Young Circle; Hunters Point.

Speakers: Items (f) and (g): Mary Rogers; Michael Simmons, SFHDC; Randall Evans; and Arnold Townsend.

At this time, 4:50 p.m., Ms. Ong left the meeting.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (f) RESOLUTION NO. 113-96, BE ADOPTED

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 114-96, BE ADOPTED.

- (h) Resolution No.115-96 authorizing a Three Year Personal Services Contract with KPMG Peat Marwick LLP, Williams, Adley & Company LLP and associated Asian CPA firms, a Joint Venture, to perform the audit of the Agency's Financial Records in an amount not to exceed \$174,100.

Speaker: Haile Girma, Williams, Adley & Co.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 115-96 BE ADOPTED WITH AN AMENDMENT THAT PROVIDES THAT WILLIAMS ADLEY & COMPANY AGREE TO ENGAGE IN EMPLOYMENT OUTREACH IN CONFORMITY WITH THE AGENCY'S AFFIRMATIVE ACTION POLICY AND REPORT BACK TO THE AGENCY REGARDING ITS' PROGRESS TOWARD THIS GOAL BEFORE THE START OF THE NEXT AUDIT YEAR.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Rogers spoke regarding the Juneteenth Festival and requested a copy of the affirmative action program for Williams Adley & Company.

CLOSED SESSION

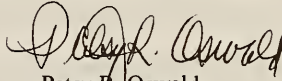
Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

**This item was not held.**

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:35 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

July 23, 1996

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≡ MINUTES OF A REGULAR MEETING OF THE  
≡ REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
25TH DAY OF JUNE, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 25th day of June, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

Cynthia Choy Ong (Arrived 5:35 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Donneter Lane, Sales Agent for Housing Conservation Development Corporation; Darlene Williams and Lonnie Lawson, Housing Conservation Development Corporation; Gloria Root, Treasure Island Citizens Reuse Committee; Ruth Gravanis, Golden Gate Audubon Society; Sherry Williams, Treasure Island Homeless Development Initiative; Ed De Beri, San Francisco Council on Homelessness; Matt Starr, Community Housing Partnership; Maceo May, Swords to Ploughshares; Claire Isaacs, Treasure Island Museum Associates; Diana Vasquez; G.L. Hastings; Maggie Davis Badger, Mayor's Office of Housing; Jim Bergdoll, Planning Department; Bonnie Nelson; Mike Mahoney, San Francisco Police Department; Jim Rost; Tiffany Mock-Goeman, Catholic Charities; and Stacy Hall, Peter Claver Community.

NEW BUSINESS

- (a) Resolution No. 116-96 authorizing a Third Amendment to the Land Disposition Agreement with the Housing Conservation and Development Corporation to provide additional funds in an amount not to exceed \$528,000 for the development of first-time ownership housing on Site HH-1 located at the southeasterly corner of Kiska Road and Ingalls Street; Hunters Point.

Speakers: Donneter Lane, Sales Agent; and Darlene Williams, Housing Conservation Development Corporation.



ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 116-96 BE ADOPTED

- (b) Resolution No. 117-96 authorizing a \$407,244 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for the operation of the Peter Claver Community located at 1340 Golden Gate Avenue.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 117-96 BE ADOPTED.

## RECESS

The meeting recessed at 4:50 p.m. and reconvened at 4:55 p.m. with the same roll call.

- (c) Resolution No. 118-96 authorizing the negotiation of Personal Services Contracts for a Panel of Plan Adoption and Fiscal Analysis Consultants for the new Survey Areas with Keyser Marston Associates, Katz Hollis and Seifel Associates, Transbay, Mid-Market and Hunters Point Shipyard Survey Areas.

RULE OF THE CHAIR: PRESIDENT KOUBA INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (c), RESOLUTION NO. 118-96, WOULD BE CONTINUED TO THE MEETING OF JULY 2, 1996 AT STAFF REQUEST. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

- (d) Workshop on a Reuse Plan for Treasure Island.

At this time, 5:35 p.m., Ms. Ong arrived at the meeting.

Speakers: Gloria Root, Treasure Island Citizens Reuse Committee; Ruth Gravanis, Golden Gate Audubon Society; Sherry Williams, Treasure Island Homeless Development Initiative; Ed De Beri, San Francisco Council on Homelessness; Matt Starr, Community Housing Partnership; Maceo May, Swords to Ploughshares; and Claire Isaacs, Treasure Island Museum Associates.

## REPORT OF THE EXECUTIVE DIRECTOR

- (a) 1996-1997 Budget Issues.

## CLOSED SESSION

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

## RECESS

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:55 p.m.



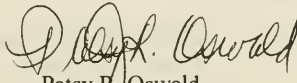
RECONVENED

At this time, 7:08 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Ong, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

July 23, 1996



SF

R35

#4

7/2/96

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
2ND DAY OF JULY, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 2nd day of July, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

Cynthia Choy Ong

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Carol Tatum, Young Community Developers; Lefty Gordon and Richard Brown, Ella Hill Hutch Community Center; Rich Sorro, Mission Hiring Hall; Michael Vanderhorst; Carmen Johnson, Carl Williams and Mary Rogers, Citywide Coalition of the Western Addition-Bayview Hunters Point on Housing Issues; Marie Franklin and Alvin Jones, Shoreview Apartments; Reverend Arnold Townsend; Randall Evans; Claudia Viek, San Francisco Renaissance; Essie Collins, Urban Economic Development Corporation; Amelita Pascual, South of Market Foundation; Paula Zenti, Sixth Street Merchants and Residents Association; Susan Wilhelm, CTV Captioning; Jaime Chan and Jeannie Russell, Copy Temp; George Mix, Executive Director, South Bayshore Community Development Corporation; Rebecca Kohlstrand, Waterfront Transportation Projects Office; Paul Osmundson, Port of San Francisco; Eula Walters, Citizens for Open Space; and Ernestine Weiss.

Representing the press were: Gerald Adams, San Francisco Examiner; and Johnny Brannon, The Independent.

UNFINISHED BUSINESS

- (a) Resolution No. 118-96 authorizing the negotiation of Professional Services Contracts for a Panel of Plan Adoption and Fiscal Analysis Consultants for the new Survey Areas with Keyser

Marston Associates, Katz Hollis and Seifel Associates, Transbay, Mid-Market and Hunters Point Shipyard and South Bayshore Survey/Project Areas

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 118-96 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 119-96 authorizing a Second Amendment to the Personal Services Contract with Laurie Glass in the amount of \$5,200 and extending the time of performance to July 31, 1996 for Liaison Consultant Services for the Mayor's Treasure Island Citizens Reuse Committee; Treasure Island Survey Area.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 119-96 BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) .Resolution No. 120-96 authorizing a contract with Ella Hill Hutch Community Center to provide employment development services to low and moderate income residents of the Western Addition A-2 Redevelopment Project Area for an amount not to exceed \$266,000 for the period July 1, 1996 to June 30, 1997; Western Addition A-2.
- (c) Resolution No. 121-96 authorizing a contract with Mission Hiring Hall, Inc. to provide employment development services to low and moderate income residents of the South of Market Redevelopment Project Area for an amount not to exceed \$220,000 for the period July 1, 1996 to June 30, 1997; South of Market.
- (d) Resolution No. 122-96 authorizing a contract with Young Community Developers, Inc. to provide employment development services to low and moderate income residents of the Hunters Point Redevelopment Project Area for an amount not to exceed \$200,000 for the period July 1, 1996 to June 30, 1997; Hunters Point.

Speakers - Items (b) - (d): Carol Tatum, Young Community Developers; Lefty Gordon and Richard Brown, Ella Hill Hutch Community Center; Rich Sorro, Mission Hiring Hall; Michael Vanderhorst; and Mary Rogers.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, THAT THE PROVISION IN RESOLUTIONS 120-96, 121-96 AND 122-96 "THAT THE AGENCY MAY TERMINATE THE CONTRACT IF THE SERVICE PROVIDER FAILS TO PREPARE AND SECURE AGENCY ENDORSEMENT OF A PLAN TO IMPLEMENT THE RECOMMENDATIONS OF THE GGW&C REPORTS" BE DELETED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 120-96, AS AMENDED, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 121-96, AS AMENDED, BE ADOPTED

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 122-96, AS AMENDED, BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

The following persons spoke regarding their concerns regarding the loss of low-to moderate housing developments in the Western Addition and Bayview-Hunters Point: Carmen Johnson, Carl Williams, Mary Rogers, and Essie Collins, Citywide Coalition of the Western Addition-Bayview-Hunters Point on Housing Issues; Marie Franklin and Alvin Jones, Shoreview Apartments; Reverend Arnold Townsend; Michael Vanderhorst; Randall Evans; and Richard Brown, Ella Hill Hutch Community Center.

RECESS

The meeting recessed at 6:10 p.m. and reconvened at 6:20 p.m. with the same roll call.

- (e) Resolution No. 123-96 authorizing a contract with San Francisco Renaissance to provide entrepreneurial training services to low and moderate income residents of Hunters Point, South of Market and Western Addition A-2 Redevelopment Project Areas for an amount not to exceed \$40,000 for the period July 1, 1996 to June 30, 1997; Hunters Point, South of Market and Western Addition A-2.

Speaker: Claudia Vick, San Francisco Renaissance.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 123-96 BE ADOPTED.

At this time, 6:25 p.m., Mr. Rosales left the meeting.

- (f) Resolution No. 124-96 authorizing a contract with Urban Economic Development Corporation to provide business technical assistance and loan packaging services to businesses located in the Western Addition A-2 and India Basin Industrial Park Redevelopment Project Areas in an amount not to exceed \$185,000 for the period July 1, 1996 to June 30, 1997; Western Addition A-2 and India Basin.

- (g) Resolution No. 125-96 authorizing a contract with South of Market Foundation to provide business technical assistance and loan packaging services to businesses located in the South of Market Redevelopment Project Area for an amount not to exceed \$203,000 for the period July 1, 1996 through June 30, 1997; South of Market.

Speakers: Essie Collins, Urban Economic Development Corporation; Amelita Pascual, South of Market Foundation; Paula Zenti, Sixth Street Merchants and Residents Association; Susan Wilhelm, CTV Captioning; Jaime Chan and Jeannie Russell, Copy Temp.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 124-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 125-96, BE ADOPTED.

- (h) Oral and written Community Needs Assessment Report by the South Bayshore Community Development Corporation.

Speaker: George Mix, Executive Director, South Bayshore Community Development Corporation.

- (i) Presentation by Waterfront Transportation Projects Office on proposed Port Parking Garage on Block 202 as part of the Mid Embarcadero Open Space Project.

Speakers: Rebecca Kohlstrand, Waterfront Transportation Projects Office; Paul Osmundson, Port of San Francisco; Eula Walters, Citizens for Open Space; and Ernestine Weiss.

#### REPORT OF THE EXECUTIVE DIRECTOR

- (a) Status report on the Agency's 1996-1997 Budget.

#### CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southeast corner of Third and Harrison Streets in Yerba Buena Center and the entity the Agency may negotiate with is AMB Properties.

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.

Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.



RECESS

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 8:00 p.m.

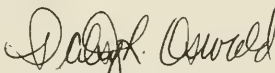
RECONVENED

At this time, 9:10 p.m., the meeting reconvened back to the regular session and Robert Firehock, Acting Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:12 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald", written in a cursive style.

Patsy R. Oswald  
Agency Secretary

APPROVED

July 23, 1996



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
9TH DAY OF JULY, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 9th day of July, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Michael Simmons, San Francisco Housing Development Corporation; Michael Vanderhorst; Shirley Jones, Mayor's Hunters Point Shipyard, Citizens Advisory Committee; Captain T. Hettrich, San Francisco Police Department; Evan Rose and Larry Badiner, City Planning Department; Marshall Sanders, South Bayshore Business Association; Espanola Jackson; Dorothy Lawrence; R. Howe and M. Mahoney, San Francisco Police Department.

Representing the press was: Gerald Adams, San Francisco Examiner; and Johnny Brannon, The Independent.

**Introduction of Summer Interns.**

**NEW BUSINESS - CONSENT AGENDA**

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 126-96 authorizing reimbursement of Deputy Executive Director, Program and Project Management Applicants' Travel Expenses in a total amount not to exceed \$1,500.
- (b) Resolution No. 127-96 authorizing a Second Amendment to the Cooperative Agreement with Caltrans to provide matching funds for Programming and Conceptual Design Services for a new Transbay Bus Terminal; Transbay Survey Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) AND (b), RESOLUTION NUMBERS 126-96 AND 127-96, BE ADOPTED.

#### NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 128-96 authorizing a Personal Services Contract for an amount not to exceed \$200,000 with the San Francisco Housing Development Corporation in connection with the Agency's Homeownership Counseling Program; Western Addition A-2 and Hunters Point.

Speakers: Michael Simmons, San Francisco Housing Development Corporation; and Michael Vanderhorst.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 128-96 BE ADOPTED

- (d) Resolution No. 129-96 authorizing the Redevelopment Agency to apply for and accept funds in the amount of \$4,914,000 from the U.S Department of Housing and Urban Development for the Housing Opportunities for Persons with AIDS Program.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 129-96 BE ADOPTED.

- (g) Resolution No. 131-96 approving an Interim Lease between the San Francisco Redevelopment Agency and the Department of the Navy for Building 606 and authorizing the Executive Director to enter into an Interim Sublease between the Agency and the Police Department of the City and County of San Francisco for that site; Hunters Point Shipyard Survey Area.

Speakers: Shirley Jones, Chair, Mayor's Hunters Point Shipyard Citizens Advisory Committee; and Captain T. Hettrich, San Francisco Police Department.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR., ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 131-96 BE ADOPTED.

- (e) Workshop on Transbay Concept Plan progress; Transbay Survey Area.

Speaker: Evan Rose, City Planning Department.

- (f) Resolution No. 130-96 authorizing negotiation of an Architectural Services Contract with Daniel, Mann, Johnson & Mendenhall to provide Programming and Conceptual Design Services for a new Transbay Bus Terminal; Transbay Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 130-96 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA,  
BUT AGENCY RELATED MATTERS

- (a) Marshall Sanders, South Bayshore Business Association spoke regarding Agency related matters.
- (b) Espanola Jackson spoke regarding fiscal matters related to the People's Earth Day event.
- (c) Dorothy Lawrence spoke regarding the South Bayshore Community Development Corporation and the People's Earth Day event.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

northeasterly corner of Third and Howard Streets in Yerba Buena Center with Hampshire Limited Liability Company.

1860 Turk Street in the Western Addition A-2 with Nolan Frank and Frances Lung,  
**This item was not held.**

815 Eddy Street with Planned Parenthood Alameda/San Francisco.

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21. **This item was not held.**

Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

RECESS

It was moved by Mr. Yee, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:45 p.m.

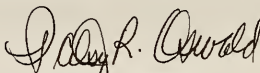
RECONVENED

At this time, 7:20 p.m., the meeting reconvened back to the regular session and Robert Firehock, Acting Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:22 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Patsy R. Oswald".

Patsy R. Oswald  
Agency Secretary

APPROVED

July 23, 1996



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

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## AGENDA

**NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.**

THERE WILL BE ~~NO~~ COMMISSION MEETING ON  
JULY 16, 1996

THE NEXT REGULAR MEETING WILL BE HELD ON  
JULY 23, 1996

Prepared and mailed July 10, 1996

Colleen

AUG 22 1996

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
23RD DAY OF JULY, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 23rd day of July, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following were absent:

Leroy King (arrived 4:45 p.m.)  
Cynthia Choy Ong (arrived 4:10 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: George M. Hirose, Gary W. Barbaree, Kei Nagai, Rev. Sasaki, Marie Kurihara, Japanese American Religious Federation; M/M Y. Fukus Susid, Buddhist Church; Mihiko Humi, Seiko Gardner, Hinoda Times; Rose ODA, Kaz and Katherine Sakai, Clarence and Vi Omoto, Ken & Yoshiko Ho, Chic Hoy, Katherine Reyes, Christ United Presbyterian Church; Richard Wada, Will Tsukamoto, Japanese American Democratic Club Yuki Nagai, Christ Episcopal Sei KoKai, Anna Sawamura, Kimochi, Inc.; Paul Osaki, Allen Okamoto, JCCCNC; Rev. Mary Atwood, Christ Episcopal Church Sei Ko Kai; Shizuko Kurihoka, Toshiko Kinoshita, Louise Fujimitsu, K. Yamaoka, S. Suzuki, Kikuko Kilzer, 1615 Sutter St.; Teruko Kauhi, 1490 Post St.; Michi Onuma, 2156 Bush St.; Tom Kawzkzmi, Pine United Methodist Church; Bill Pomeranz, Pomeranz Associates; David Bahlman, San Francisco heritage; Mary Helen Rogers, Westside Mental Health Center; Aimee Brown,; Gary Kitahata; Kenji Taguma, Nichi Bei Times; Kim Jackson, HERE Union Local 2; Joyce Linker and Ron Kaufman, Jewish Museum.

Representing the press was: Gerald Adams, San Francisco Examiner

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Special Meeting, May 23, 1996; Regular Meetings, May 14, June 4, 11, 18 and 25, July 2 and 9, 1996; Closed Session Meetings, June 4, 11 and 25, July 2 and 9, 1996.
- (b) Resolution No. 132-96 appointing Michael Karasik to the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach.
- (c) Resolution No. 133-96 authorizing a \$20,000 First Amendment to an Agreement for Planning Services with the Department of City Planning; Treasure Island Survey Area.
- (d) Resolution No. 134-96 authorizing a Revised and Restated Amendment to Office Lease with Planned Parenthood Alameda/San Francisco for office space at 815 Eddy Street.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) THROUGH (d), RESOLUTION NUMBERS 132-96 THROUGH AND INCLUDING RESOLUTION NO. 134-96 BE ADOPTED.

At this time, 4:10 p.m., Ms. Ong arrived at the meeting.

NEW BUSINESS - REGULAR AGENDA

- (e) Presentation by developers of responses to Request for Proposals in connection with the purchase and development of 1881 Bush Street; Western Addition A-2.

At this time, 4:25 p.m.m Ms. Sweet left the meeting.

Tom Sargent, Felix Warburg, Robert Herman, Architect, Bill Kakia made presentations for the Bush Street Synagogue Cultural Center.

Rev. L. Sasaki, Japanese American Religious Federation; Steve Sasuki, Chairman of Asian Neighborhood Design, Bill Pomeranz, Pomeranz Associates; Noreen Byer made presentations for Japanese American Religious Federation, Inc. (JARF) and JARF Senior Housing Task Force.

Mr. King arrived at 4:45 p.m. during the developer presentations.

Speakers: Kathy Reyes, Christ United Presbyterian Church; Anna Sawamura, Kimochi, Inc.; Will Tsukamoto, JARF Housing, Inc.; Paul Osaki, Japanese Cultural & Community Center; Allen Okamoto, JCCCNC; Rev. L. Sasaki, Japanese American Religious Federation; David Bahlman, San Francisco Heritage; Mary Helen Rogers, Westside Mental Health Center; Aimee Brown; and Gary Kitahata.

President Kouba announced that the need for an additional Closed Session arose subsequent to posting of the agenda on Friday, July 19, 1996. Pursuant to Government Code Section 54954.2(b)(2) Of the Brown Act, a vote of at least five Commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON JULY 19, 1996.

This item is pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the northeast corner of Third and Howard Streets (East Block 2-C) Yerba Buena Center with Hampshire Limited Liability.

#### RECESS

It was moved by Mr. King, second by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:00 p.m.

#### RECONVENED

At this time , 6:19 p.m. the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

- (f) Public Hearing to hear all persons interested in the assignment of the Agreement for Disposition of Land in connection with the development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

The President opened the Public Hearing to hear all persons interested in this matter. He noted that this public hearing would be continued to the meeting of August 6, 1996.

Resolution No. 135-96 authorizing the assignment of the Agreement for Disposition of Land for Private development with Hampshire Limited Liability Company to SNH, San Francisco, LLC, in connection with the development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center

MOTION: IT WAS MOVED BY MS. ONG, SECOND BY MR. YEE AND UNANIMOUSLY CARRIED THAT THE PUBLIC HEARING AND ACTION ON ITEM (f) BE CONTINUED TO THE MEETING OF AUGUST 6, 1996.

- (g) Resolution No. 136-96 authorizing an Amendment of the Agreement for Disposition of Land for Private Development with SNH, San Francisco, LLC, in connection with the development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 136-96 BE ADOPTED.

- (h) Resolution No. 137-96 authorizing a \$309,850 Contract with Carter Tighe Leeming + Kajiwara for Landscape Architectural Services for Jessie Square, Central Block 1; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR.. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (h) RESOLUTION NO. 137-96, BE ADOPTED.

- (i) Resolution No. 138-96 authorizing Personal Service Contracts with a panel of Real Estate Economics firms, consisting of Bay Area Economics, Economic Research Associates; Keyser Marston Associates, Inc., Kosmont Associates and Sedway Kotin Mouchly Group, for a three year period in a total amount not to exceed \$300,000 for consulting services on an as-needed basis; All Project Areas.



ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 138-96 BE ADOPTED.

RECESS

It was moved by Mr. King, seconded by Mr. Rosales and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:17 p.m.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Bryant and Delancey Streets (Site F-1) in Rincon Point-South Beach and the entity the Agency may negotiate with is Rincon Point Development Company.
- (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21.
- (c) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.

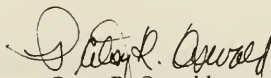
RECONVENED

At this time, 8:36, the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Ms. Ong, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:37 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

August 20, 1996

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
30TH DAY OF JULY, 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 30th day of July, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Cynthia Choy Ong  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

Leroy King

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Espanola Jackson, District 7 Democratic Club; Mike Mahoney and Jay Parashis, San Francisco Police Department; Ocie Rogers, New Bayview; Michael Simmons, San Francisco Housing Development Corporation; Andrew DeMott, SFAF; Marty Low, Baker Places; Louis Sands, San Francisco Department of Public Health-AIDS Office; George Simmons, CCASF; B. Salinger; Charlie Walker; and Essie Collins.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

At the request of Ms. Ong, item (a) was removed from the Consent Agenda and considered as a Regular Agenda item.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 139-96 authorizing a First Amendment to the Disposition and Development Agreement with San Francisco Housing Development Corporation to modify certain mortgagee protection provisions and the schedule of performance in connection with the development of Site 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 139-96, BE ADOPTED

- (b) Workshop on election procedures for Project Area Committees.

Speaker: Espanola Jackson, Vice Chair, South Bayshore Community Development Corporation.

**(c) Void**

- (d) Resolution No. 140-96 authorizing a contract with the Urban Land Institute in an amount not to exceed \$90,000 for the purpose of conducting an Advisory Panel; Treasure Island Survey Area.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 140-96 BE ADOPTED.

- (e) Resolution No. 141-96 authorizing a Personal Services Contract with the Chinatown Economic Development Group to allocate \$90,000 from the Chinatown Economic Development Fund for Administrative Expenses to implement the Chinatown Economic Development Plan for the period August 1, 1996 to July 31, 1997.

Speaker: Feana Ma, representing Chinatown Economic Development Group.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 141-96 BE ADOPTED.

At this time, 5:23 p.m., Mr. Rosales left the meeting.

- (f) Resolution No. 142-96 authorizing a \$52,586 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Baker Places, Inc. in connection with its Rental Subsidy Program.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 142-96 BE ADOPTED.

- (g) Resolution No. 143-96 authorizing a \$52,488 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Lutheran Social Services of Northern California in connection with its Rental Assistance Program.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 143-96 BE ADOPTED.

- (h) Resolution No. 144-96 authorizing a \$213,105 Housing Opportunities for Persons with AIDS Supportive Services Agreement with The San Francisco AIDS Foundation in connection with its Rental Subsidy Program.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 144-96 BE ADOPTED.

At this time, 5:32 p.m., Mr. Rosales returned to the meeting.

- (i) Resolution No. 145-96 authorizing Second Amendments to Loan Agreements with Community Hospice Foundation of the Bay Area, Inc. in connection with the development of affordable housing at 141 Leland Avenue; Citywide Tax Increment Housing Program
- (j) Resolution No. 146-96 authorizing a the assignment of Loan Agreement with Community Hospice of the Bay Area, Inc. to Mercy Housing California in connection with the development and operation of affordable housing at 141 Leland Avenue; Housing Opportunities for Persons with AIDS Program.
- (k) Resolution No. 147-96 authorizing Second Amendment to the Loan Agreement with Mercy Housing California in an amount not to exceed \$2,638,818 in connection with the development of housing located at 141 Leland Avenue; Housing Opportunities for Persons with AIDS Program.
- (l) Resolution No. 148-96 authorizing Regulatory and Grant Agreement with Mercy Housing California in an amount not to exceed \$1,553,500 in connection with the development of affordable housing located at 141 Leland Avenue; Citywide Tax Increment Affordable Housing Program.
- (m) Resolution No. 149-96 authorizing a \$1,554,231 Housing Opportunities for Persons with AIDS Supportive Services Contract with Catholic Charities of the Archdiocese of San Francisco in connection with its Leland Avenue Project.

Speakers: Tiffany Goman and Essie Collins.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 145-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 146-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (k), RESOLUTION NO. 147-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (l), RESOLUTION NO. 148-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (m), RESOLUTION NO. 149-96, BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Espanola Jackson spoke regarding Hunters Point Shipyard and Earth Day.
- (b) Charlie Walker spoke regarding the Hunters Point Shipyard leases.

ADJOURNMENT

It was moved by Ms. Ong, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

  
for Patsy R. Oswald  
Agency Secretary

APPROVED

September 24, 1996



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R35

#4

8/6/96

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
6TH DAY OF AUGUST, 1996

---

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 6th day August, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Benny Y. Yee

and the following were absent:

Lynette Sweet (Arrived 4:20 p.m.)  
Manuel A. Rosales

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Antonia Salazar-Hobson, Jonathan Yorba, Mexican Museum; Marshall Sanders, Redmond Kernan, Espanola Jackson, District 7 Democratic Club; Bill Eldridge, Charlie Walker, Norman Rolfe, San Francisco Tomorrow; Miguel Gutierrez, Gloria Brown; Bea Stephens, Barbara L. Thompson, Mary Helen Rogers, Ozebious Evans, Luis Austin, Westside Community Mental Health Center; Leon Thibeaux, CAC; Nathaniel Mason, EOC; Shirley Jones, Scott Madison Al Williams, Hunters Point Ship Yard Citizens Advisory Committee and Transition Development Corporation; Willie Kennedy, Transition Development Corporation; R. D. Grant; Essie Collins; Cvhuick Leoni, Michael Willis, Michael Willis & Associates Architects; Paul Marcillac, Robert LaRoccas & Associates; Jill Stoner, Lahn Architects; Jimmie Simmons, Calvin C. Johnson, Uptown Church of Christ; Mara Feeny, Mara Feeny & Associates; Dorothy Lawrence.

Representing the press were: Gerald Adams, San Francisco Examiner; and Johnny Brannon, The Independent.

UNFINISHED BUSINESS

Public Hearing to hear all persons interested in the assignment of the Land Disposition Agreement for Parcel EB-2C located at the northeasterly corner of Third and Howard Streets Yerba Buena Center.

- (a) Resolution No. 135-96-96 authorizing the assignment of the Agreement for Disposition of Land for development by Hampshire Limited Liability Company to SNH, San Francisco, LCC, in connection with the development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

This item was continued from the meeting of July 23, 1996 and is further continued today by order of the President to August 27, 1996.

NEW BUSINESS - CONSENT AGENDA

At Ms. Ong's request, Consent Agenda items (b) and (c) were removed from the Consent Agenda and considered as Regular Agenda items.

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 150-96 authorizing a Second Amendment to the Memorandum of Agreement with the International Federation of Professional and Technical Engineers Local 21.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA (a), RESOLUTION NO. 150-96, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 151-96 establishing classifications of positions and compensation for the Agency staff, and establishing the authority for appointment to and vacation from positions under said classifications and other matters.

At this time, 4:20 p.m., Ms. Sweet joined the meeting.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND CARRIED, WITH MS. ONG VOTING NO, THAT RESOLUTION 151-96 BE ADOPTED.

- (c) Resolution No. 152-96 authorizing an increase in employer contributions to the Public Employees' Retirement System (PERS).

ADOPTION:: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 152-96 BE ADOPTED.

- (d) Resolution No. 153-95 requesting the Board of Supervisors to enact an ordinance establishing procedures for the election of members to Redevelopment Project Area Committees in the City and County of San Francisco.

Speakers: Bill Eldridge and Charlie Walker.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 153-96, BE CONTINUED FOR TWO WEEKS.

- (e) Resolution No. 154-96 authorizing a Second Amendment to the Personal Services Contract with The Alfred Williams Consultancy in an amount not to exceed \$78,000 to provide liaison consultant services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Survey Area.
- (f) Resolution No. 155-96 authorizing a Personal Services Contract with The Transition Development Corporation in an amount not to exceed \$367,000 for leasing services; Hunters Point Shipyard Survey Area.

Speakers - Items (e) and (f): Willie B. Kennedy, Transition Development Corporation; Leon Thibeaux, Shirley Jones, Chair, Hunters Point Shipyard Citizens Advisory Committee; Nathaniel Mason; Scott Madison; Al Williams, The Alfred Williams Consultancy.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 154-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 155-96 BE ADOPTED.

- (g) Resolution No. 156-96 authorizing a First Amendment to the Agreement for Disposition of Land with the Mexican Museum in connection with the development of Parcel CB-1-MM located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center.

Speakers: Antonio Salazar Hobson and Jonathan Yorba. Mexican Museum.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 156-96 BE ADOPTED.

- (h) Resolution No. 157-96 authorizing a \$497,000 consulting contract with Michael Willis and Associates for Architectural and Urban Design Services for the Lower Fillmore Streetscape and Urban Design Improvement; Western Addition A-2.

Speakers: Michael Willis; Jill Stoner; Gloria Brown; Michael Gutierrez, Mary Rogers, R.D. Grant; and Essie Collins.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, THAT ITEM (h) BE CONTINUED FOR TWO WEEKS AND ON ROLL CALL THE FOLLOWING ANSWERED "AYE":

Ms. Ong  
Mr. Yee

AND THE FOLLOWING ANSWERED "NAY":

Mr. King  
Mr. Singh  
Ms. Sweet  
Mr. Kouba

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND CARRIED, WITH MS. ONG AND MR. YEE VOTING NO, THAT RESOLUTION NO. 157-96 BE ADOPTED.

RECESS

The meeting recessed at 7:20 p.m. and reconvened at 7:35 p.m. with the same roll call.

At this time item (k) was taken up.

- (k) Resolution No. 158-96 authorizing a Professional Services Contract with Katz Hollis in an amount not to exceed \$65,000 for the provision of fiscal analysis and plan adoption services for the proposed Hunters Point Shipyard Redevelopment Project.

ADOPTION: BY UNANIMOUS CONSENT RESOLUTION NO. 158-96 WAS ADOPTED.

- (i) Presentation by developers of proposals for Parcel 714-A(2) located at the northeast corner of Van Ness Avenue and Myrtle Street and Parcels 779-B&C located at McAllister and Fulton Streets between Fillmore and Steiner Streets; Western Addition A-2.

Presentations were made by the following developers:

Centris Investment Company for Parcel 714-A(2) represented by Melvin Lee and Edward Gee of EJG Development Corp.

LaLanne/Volckmann, for Parcel 779-B&C, Bob Lalanne, a person from Fisher-Friedman Associates and their development consultant, Redmond Kernan.

Trinity Properties, for Parcel 779-B&C represented by attorney David Cincotta, Sandro Sangiacomo, Bill Howard of Backen, Arrigoni & Ross.

Westside Community Mental Health Center, represented by the Executive Director Bea Stephens.

The following persons spoke regarding item (i): Mary Rogers, Miguel Guterrez, Barbara Thompson, Ozellious Evans, Calvin Johnson, R. D. Grant.

- (j) Workshop on Transbay Concept Plan Progress; Transbay Survey Area.

This item will be continued for two weeks.

- (l) Resolution No. 159-96 authorizing the negotiation of Personal Services Contracts with Environmental Science Associates, Ogden Environmental and Energy Services and EIP Associates for Environmental Review Services; Transbay, Mid-Market and South Bayshore Areas.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 159-96 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speaker: Espanola Jackson spoke regarding Earth Day.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Status Report on the Interim Leasing Program for the Hunters Point Shipyard Survey Area.

Speaker: Al Williams

CLOSED SESSION

Pursuant to Government Code Section 54956.9)(c) - Conference with Legal Counsel regarding initiation of litigation two potential cases.

RECESS

It was moved by Mr. Yee, seconded by Ms. Ong, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 9:10 p.m.


RECONVENED

At this time, 10:11 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 10:12 p.m.

Respectfully submitted,

  
for Patsy R. Oswald  
Agency Secretary

APPROVED

September 24, 1996



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# SAN FRANCISCO REDEVELOPMENT AGENCY

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THIRD FLOOR COMMISSION BOARD ROOM  
24 HOUR INFORMATION LINE: 749-2454

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## A G E N D A

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457

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THERE WILL BE NO COMMISSION MEETING ON  
AUGUST 13, 1996

THE NEXT REGULAR MEETING WILL BE HELD ON  
AUGUST 20, 1996

---

Prepared and mailed August 7, 1996



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8/20/96

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
20TH DAY OF AUGUST, 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 20th day of August, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Anna Yee, South of Market Problem Solving Council; John Elberling, TODCO; Espanola Jackson; Martin Reed, Kumi African Nation; Norman Rolfe and Bernie Choden, San Francisco Tomorrow; Mary Helen Rogers; Espanola Jackson; Alvin Jones; Albert Chin, Co-Chair, Chinatown Economic Development Group; Jay Parashis; Regan Howe; Dick Millet, Potrero Brothers; Ocie Rogers; Kin Jackson, Local 2; and Don Reynolds.

Representing the press was: Johnny Brannon, The Independent.

UNFINISHED BUSINESS

- (a) Resolution No. 153-96 requesting the Board of Supervisors to enact an ordinance establishing procedures for the election of members to Redevelopment Project Area Committees in the City and County of San Francisco.

Speakers: Anna Yee, South of Market Problem Solving Council; John Elberling, TODCO; Espanola Jackson; and Martin Reed, Kumi African Nation.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 153-96 BE CONTINUED TO THE MEETING OF SEPTEMBER 10, 1996.

- (b) Workshop on Transbay Concept Plan progress; Transbay Survey Area.

Speakers: Norman Rolfe and Bernie Choden, San Francisco Tomorrow.

#### NEW BUSINESS - CONSENT AGENDA

At the request of Mr. Rosales, Consent Agenda item (b) was removed from the Consent Agenda and considered as a Regular Agenda item.

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, July 23, 1996; Closed Session Meeting, July 23, 1996.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED..

#### NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 160-96 authorizing a workout loan in an amount not to exceed \$92,500 to Frances Lung in connection with the property at 1860 Turk Street, Western Addition Redevelopment Project Area A-2.

Mr. Rosales and Ms. Sweet recused from voting on item (a).

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. ONG, AND CARRIED, WITH MR. ROSALES AND MS. SWEET ABSTAINING, THAT RESOLUTION NO. 160-96 BE ADOPTED.

- (c) Resolution No. 161-96 authorizing a \$200,000 consultant contract with Daniel, Mann, Johnson and Mendenhall (DMJM) to provide Programming and Conceptual Design Services for a new Transbay Bus Terminal; Transbay Survey Area.

Speaker: Norman Rolfe, San Francisco Tomorrow.

MOTION: IT WAS MOVED BY MR. ROSALES , SECONDED BY MR. KING THAT APPROVAL OF THE CONTRACT BE CONDITIONED UPON DMJM'S ABILITY TO PROVIDE AN ACCEPTABLE PLAN TO IMPROVE THEIR INTERNAL AFFIRMATIVE ACTION PROGRAM.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 161-96, AS AMENDED, BE ADOPTED.

- (d) Resolution No. 162-96 authorizing a Personal Services Contract with Keyser Marston Associates, Inc. in an amount not to exceed \$88,000 for fiscal analysis and redevelopment plan adoption consulting services for the Transbay Redevelopment Survey Area.
- (e) Resolution No. 163-96 authorizing a Personal Services Contract with Katz Hollis, in an amount not to exceed \$65,000 for fiscal analysis and redevelopment plan adoption consulting services for the Mid-Market Redevelopment Survey Area.
- (f) Resolution No. 164-96 authorizing a Personal Services Contract with Keyser Marston Associates, Inc. in an amount not to exceed \$105,000 for fiscal analysis and redevelopment plan adoption consulting services for the South Bayshore Redevelopment Survey Area.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 162-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 163-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 164-96, BE ADOPTED.

## RECESS

The meeting recessed at 7:25 p.m. and reconvened at 7:35 p.m. with the same roll call.

- (h) Resolution No. 165-96 authorizing an Agreement with the City and County of San Francisco Public Transportation Department for an amount not to exceed \$125,845; South Bayshore Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 165-96 BE ADOPTED.

At this time, 7:45 p.m., Mr. Rosales left the meeting.

- (i) Resolution No. 166-96 authorizing a Contract with San Francisco Multimedia Development Group to study the multimedia industry in San Francisco for an amount not to exceed \$75,000.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 166-96 BE ADOPTED.

At this time, 7:50 p.m., Mr. Rosales returned to the meeting.

- (j) Resolution No. 167-96 authorizing a Personal Services Contract in a amount not to exceed \$170,000 with the Chinatown for Litter Free Environmental and Neighborhood Council to operate a comprehensive street cleaning business venture from September 1, 1996 to August 31, 1997, as part of the approved Chinatown Economic Development Program.

Speaker: Arnold Chin, Co-Chair, Chinatown Economic Development Group.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 167-96 BE ADOPTED.

- (g) Status report on the South Bayshore Survey Area.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Espanola Jackson spoke regarding: a live radio broadcast by KGO Radio and the South Bayshore Community Development Corporation on housing, crime and jobs, scheduled for August 26 at the Southeast Community Facility; and regarding an invoice for t-shirts related to the 1996 Earth Day event.



CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.9(c) Conference with Legal Counsel regarding initiation of litigation: one potential case.
- (b) Pursuant to Government Code Section 54957 on personnel, with respect to the position of the Executive Director.

RECESS

It was moved by Mr. Rosales, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 8:45 p.m.


RECONVENED

At this time, 10:00 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 10:02 p.m.

Respectfully submitted,

  
for Patsy R. Oswald  
Agency Secretary

APPROVED

September 24, 1996



R35

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8/27/96

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
27TH DAY OF AUGUST, 1996

---

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 27th day of August, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Cynthia Choy Ong  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Larry Nelson, Walden House, Inc.; Merle Malakoff, Mercy Charities; Chris Potter, Agency Summer Intern; Sean Ryan, Mid-Market Citizens Advisory Committee; Espanola Jackson; Carolyn Diamond, Chair, Mid-Market Citizens Advisory Committee; Cecil Adams and Philip Palmer, Community Bank of the Bay; Gloria Brown; Mary Helen Rogers; Essie Collins, Mayor's Western Addition Economic Development Task Force; Sam Murray; Alvin Norman; Dorothy Lawrence; and Kalahari Danjuma.

Representing the press was: Rachael Gordon, San Francisco Examiner; and John King, San Francisco Chronicle.

UNFINISHED BUSINESS

- (a) Public Hearing to hear all persons interested in the assignment of the Agreement for Disposition of Land for Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

Resolution No. 135-96 authorizing the assignment of the Agreement for Disposition of Land for Private Development by Hampshire Limited Liability Company to SNH, San Francisco, LLC, in

connection with the development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

RULE OF THE CHAIR: THE PRESIDENT INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (a), RESOLUTION NO. 135-96, AND THE PUBLIC HEARING WOULD BE CONTINUED TO THE MEETING OF SEPTEMBER 17, 1996 AT STAFF REQUEST. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

NEW BUSINESS -REGULAR AGENDA

- (a) Resolution No. 168-96 authorizing Exclusive Negotiations with Centris Investment Company, Inc. for the purchase and development of Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.

At this time, 4:20 p.m., Mr. Yee left the meeting.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 168-96 BE ADOPTED.

- (b) Resolution No.169-96 authorizing a \$306,582 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Dolores Street Community Services for its Hope Housing Program - Richard M. Cohen Residence at 220 Dolores Street.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 169-96 BE ADOPTED

- (c) Resolution No. 170-96 authorizing a \$353,004 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for its HIV Housing Assistance Program.

ADOPTION: IT WAS MOVED BY, MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 170-96 BE ADOPTED.

- (d) Resolution No. 171-96 authorizing a \$42,910 Housing Opportunities for Persons with AIDS Supportive Services Agreement with National Task Force on AIDS Prevention for its Native American AIDS Project HIV Housing Assistance Program.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 171-96 BE ADOPTED.

- (e) Resolution No. 172-96 a \$31,500 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Baker Places, Inc. for Ferguson Place at 1249 Scott Street.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO.172-96 BE ADOPTED.

- (f) Resolution No. 173-96 authorizing a \$75,757 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Walden House for its Planetree Housing Program at 154 Coleridge Street.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 173-96 BE ADOPTED.

- (g) Resolution No. 174-96 First Amendment to a Housing Opportunities for Persons with AIDS Capital Agreement with Walden House, Inc. for its Planetree Housing Program at 154 Coleridge Street.

Speaker: Larry Nelson, Walden House, Inc.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 174-96 BE ADOPTED.

- (h) Resolution No. 175-96 authorizing a Funding Commitment not to exceed \$2,950,000 with Mercy/Charities Housing California and Mercy Housing California X composed of loans up to \$1,120,000 and grants up to \$1,830,000, in connection with the development of affordable housing at 125 Sixth Street; South of Market.

Speaker: Merle Malakoff, Mercy Charities.

At this time, 4:40 p.m., Mr. Yee returned to the meeting.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 175-96 BE ADOPTED.

- (i) Resolution No. 176-96 authorizing a Second Amendment to Employment Agreement with the Executive Director which extends the Agreement for one year.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, THAT RESOLUTION NO. 176-96 BE TABLED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King  
Ms. Sweet  
Mr. Singh  
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

Mr. Rosales  
Mr. Yee  
Ms. Ong

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (j) Status report on the Mid-Market Survey Area.

Speaker: Sean Ryan, Mid-Market Citizens Advisory Committee.

Speakers: Espanola Jackson; and Carolyn Diamond, Chair, Mid-Market Citizens Advisory Committee.

#### RECESS

The meeting recessed at 5:40 p.m. and reconvened at 5:45 p.m. with the same roll call.

- (i) Presentation by Community Bank of the Bay.

Presentations were made by: Cecil Adams and Philip Palmer, Community Bank of the Bay.

Speakers: Gloria Brown; Mary Helen Rogers; Essie Collins, Mayor's Western Addition Economic Development Task Force; and Sam Murray.

#### PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers spoke regarding agenda item (h).
- (b) Espanola Jackson spoke regarding the South Bayshore Survey Area and Agency related matters.
- (c) Alvin Norman spoke regarding Parcel EE-2 in Hunters Point.

#### CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

southwest corner of Bryant and Delancey Streets in Rincon Point-South Beach (Site F-1) with Rincon Point Development Company; and

Pier 46B in Rincon Point-South Beach with China Basin Ball Park Company, LCC.



Pursuant to Government Code Section 54957 on Personnel with respect to the position of the Executive Director.

RECESS

It was moved by Ms. Ong, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:45 p.m.

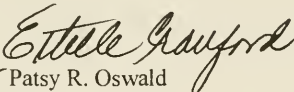
RECONVENED

At this time, 9:30 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:32 p.m.

Respectfully submitted,

  
for Patsy R. Oswald  
Agency Secretary

APPROVED

September 24, 1996



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

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## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON  
SEPTEMBER 3, 1996

THE NEXT REGULAR MEETING WILL BE HELD ON  
SEPTEMBER 10, 1996

Prepared and mailed August 28, 1996



*Conciled*

CALL AND NOTICE OF SPECIAL MEETING  
OF THE  
REDEVELOPMENT AGENCY OF THE CITY  
AND COUNTY OF SAN FRANCISCO

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PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE  
IS HEREBY GIVEN that a <sup>\*</sup>Special Meeting of the Redevelopment Agency of  
the City and County of San Francisco will be held at 770 Golden Gate Avenue,  
Third Floor Executive Conference Room, San Francisco, California at 12:00  
o'clock p.m. on September 10, 1996, for the purpose of holding a Closed  
Session pursuant to Government Code Section 54957 on Personnel with  
respect to the position of Executive Director.

*Patsy R. Oswald*  
Patsy R. Oswald  
Agency Secretary

Dated: September 9 1996

*Conciled*

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9/10/96

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
10TH DAY OF SEPTEMBER, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting in front of 770 Golden Gate Avenue in the City of San Francisco, California, at 2:15 p.m. on the 10th day of September, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Manuel A. Rosales  
Lynette Sweet

and the following were absent:

James B. Morales (Arrived 3:30 p.m.)  
Benny Y. Yee

The President declared that a quorum was present.

MATTERS NOT APPEARING ON AGENDA

President Kouba announced that two additional Closed Session items arose subsequent to posting of the agenda on Friday, September 6, 1996. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a unanimous vote of the Commissioners is required to add these items.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THESE ITEMS AROSE AFTER POSTING OF THE AGENDA ON SEPTEMBER 6, 1996.

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Howard Streets (East Block 2-C) in Yerba Buena Center and the entity the Agency may negotiate with is Hampshire Limited Liability Company.

Pursuant to Government Code Section 54957 on Personnel with respect to the position of Executive Director.

NEW BUSINESS

- (a) Tour of Oriental Warehouse located at the southwest corner of Delancey and Brannan Streets to view work progress and see model unit; Rincon Point-South Beach. Tour conducted by Henry Lambert and Michael Gray of Reliance Development Group.

RECESS

At this time, 3:30 p.m., the meeting recessed to a Closed Session on Personnel with respect to the position of Executive Director, at 401 Van Ness Avenue, Room 336, San Francisco, California.

Mr. Morales joined the meeting at 3:30 p.m.

RECONVENED

At this time, 4:35 p.m., the meeting reconvened at 770 Golden Gate Avenue, San Francisco, California with the same roll call, with the addition of Mr. Morales.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Anita Hill, Yerba Buena Alliance; Walter and Patricia Curd; Reverend Gary Barbaree, JARF; Tom Sargent, Equity Community Builders; Felix Warburg, Bush Street Synagogue; Mary Helen Rogers; Matthew Tuchow; Steve Suzuki, Japanese American Religious Federation (JARF); Al Norman; John Clawson, Rincon Point Development Company; Rick Mariano, Chair, Rincon Point-South Beach Citizens Advisory Committee; Edith Homer; Katherine Reyes, Jane Nakamoto, Lily Abiko, Edith Tenak and June Eijiwa, Christ Presbyterian Church; Will Tsukamoto and Rose McNulty, JARF; Ocie Rogers; Arnold Miyake; Reagan Howe, San Francisco Police Department; Harold Kaufman; Steve Nakajo, Kimochi; and Harry Jamerson.

Representing the press was: Ray Delgado, San Francisco Examiner.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 177-96 authorizing a First Amendment to the Grant Agreement with the Yerba Buena Alliance; Yerba Buena Center.

Speaker: Anita Hill, Yerba Buena Alliance.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 177-96 BE ADOPTED.

- (c) Resolution No. 178-96 authorizing Exclusive Negotiations with Walter and Patricia Curd, dba "Curd & Curd" for the operation and lease of the Yerba Buena Gardens East Cafe; Yerba Buena Center.

Speaker: Walter Curd.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 178-96 BE ADOPTED.

- (d) Resolution No. 179-96 authorizing Exclusive Negotiations with Japanese American Religious Federation, Inc. (JARF) for the purchase and development of Parcels 674-C and F located at the southeasterly corner of Bush and Laguna Streets; Western Addition A-2.

Speakers: Reverend Gary Barbaree, JARF; Tom Sargent, Equity Community Builders; Felix Warburg, Bush Street Synagogue; Mary Helen Rogers; Matthew Tuchow; and Steve Suzuki, JARF.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 179-96 BE ADOPTED.

#### RECESS

The meeting recessed at 5:50 p.m. and reconvened at 5:35 p.m. with the same roll call, with the exception of Mr. Rosales.

#### PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Al Norman spoke regarding the election process of members to Redevelopment Project Area Committees in Bayview/Hunters Point.
- (b) John Clawson, Rincon Point Development Company, spoke regarding Site F-1 in Rincon Point-South Beach.
- (c) Rick Mariano, Chair, Rincon Point-South Beach Citizens Advisory Committee, spoke regarding Site F-1 in Rincon Point-South Beach.
- (d) Harry Jamerson spoke regarding jobs for African Americans in Redevelopment Projects.

#### CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

southwest corner of of Bryant and Delancey Streets (Site F-1) in Rincon Point-South Beach with Rincon Point Development Company; and

northeast corner of Third and Howard Streets (East Block 2-C) in Yerba Buena Center with Hampshire Limited Liability Company.

RECESS

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:00 p.m.


RECONVENED

At this time, 7:15 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:17 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

September 24, 1996

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
17TH DAY OF SEPTEMBER, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 17th day of September, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
James B. Morales  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

Lynette Sweet

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The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: John Buss, Hampshire Limited Liability Company; Espanola Jackson; Russ Paulsen, Potrero Hill Democratic Club; Ocie Rogers; Donetha Williams; Jay Parashis and Reagan Howe, San Francisco Police Department; and Kim Jackson, Local 2.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 180-96 extending the termination date and conditionally determining not to terminate the Agreement for Disposition of Land for Private Development with Hampshire Limited Liability Company in connection with the Purchase and Development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (The Public Hearing for consideration of an assignment for the Agreement for Disposition of Land for this site from Hampshire Limited Liability Company will not be held).

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 180-96 BE ADOPTED.

- (b) Resolution No. 181-96 authorizing a Personal Services Contract with Environmental Science Associates, Inc. in an amount not to exceed \$500,000 to provide Environmental Review Services; Transbay Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 181-96 BE ADOPTED.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Bryant and Delancey Streets (Site F-1) in Rincon Point-South Beach and the entity the Agency may negotiate with is Rincon Point Development Company.

**This item was not held.**

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:20 p.m.

Respectfully submitted,

  
for Patsy R. Oswald  
Agency Secretary

APPROVED

October 8, 1996



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
24TH DAY OF SEPTEMBER, 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 24th day of September, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
James B. Morales  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: John Clawson, Rincon Point Development Company; Roslyn Baltimore, Prince Hall of Bethel; Reverend Edgar Boyd, Bethel AME Church; Dennis Henry; John Elberling; Anna Yee, South of Market Problem Solving Council; Russ Paulson, Potrero Hill; Rick Mariano, Chairman, Rincon Point-South Beach Citizens Advisory Committee; Jack Bair, Staci Walters and Alfonso Felder, San Francisco Giants; Jeffrey Leibeitz, South Park Property Owner; Joyce Armstrong, Potrero Hill Public Housing; Babette Drefke, Potrero Hill; Bob Isaacson, Mission Creek Harbor Association; Sarah Ames and Peter Bouton, Stadium Watchdog Group; Dennis Watson, South of Market resident; Martin Fay, Rincon Point-South Beach Citizens Advisory Committee; John Gott, Clock Tower Lofts; Norman Pearce, Pier 40 Roastery Cafe; Gary Kitahata, Robert Meyers and Paul Sherrill, Rincon Point-South Beach Citizens Advisory and Committee; Reed Kawahara, BRIDGE Housing; John Bizzell, South Waterfront Alliance; Reagan Howe and Jay Parashis, San Francisco Police Department; Nathan Burgess; Sandy Porter, Potrero Hill Health Center; Richard Millet, Potrero Boosters; Sarah Ames and Peter Bouton, Stadium Watchdog Group; Gloria Root; Dennis Watson; and Mrs. Bland Platt, Foundation for San Francisco's Architectural Heritage.



UNFINISHED BUSINESS

- (a) Resolution No. 182-96 authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with Rincon Point Development Company, LLC, in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach.

Speakers: John Clawson, Rincon Point Development Company; John Elberling; Rick Mariano, and Robert Meyers, Rincon Point-South Beach Citizens Advisory Committee; and John Gott, Clock Tower Lofts.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND CARRIED, WITH MR. YEE OPPOSING, THAT RESOLUTION NO. 182-96 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION

- (a) Approval of Minutes: Regular Meetings, July 30; August 6, 20 and 27; September 10, 1996.
- (b) Resolution No. 183-96 amending Resolution No. 151-96 to revise the Comparability and Compensation Range Numbers for Staff Associate Classifications.
- (c) Resolution No. 184-96 authorizing an amendment to the Agency Travel Policy to conform with City and County of San Francisco Travel and Official Business Expense Regulations.
- (d) Resolution No. 185-96 authorizing Edmund W. Ong, Principal Architect, to travel to New Orleans to attend the National Design Conference of the American Institute of Architects, October 10-13, 1996, at a cost not to exceed \$1,600.
- (e) Resolution No. 186-96 commending and expressing appreciation to Cynthia Choy Ong for her service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) THROUGH (e), RESOLUTION NUMBERS 183-96 THROUGH AND INCLUDING RESOLUTION NUMBER 186-96, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (f) . Public Hearing to hear all persons interested in a Disposition and Development Agreement for 980 Howard Street; South of Market.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 187-96 authorizing a Disposition and Development Agreement with TODLAND, Inc. for the purchase and development of 980 Howard Street; South of Market.

- (g) Resolution No.188-96 approving the Schematic Design for the TODLAND, Inc. development located at 980 Howard Street; South of Market.

Speakers - Items (f) and (g): Dennis Henry; John Elberling; and Anna Yee, South of Market Problem Solving Council.

Mr. King left the meeting at 4:25 p.m. during the speaker presentations.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 187-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 188-96 BE ADOPTED.

At this time, 4:45 p.m., Mr. King returned to the meeting.

- (h) Resolution No.189-96 appointing up to five interim members to the Rincon Point-South Beach Citizens Advisory Committee to participate in matters relating to the Ballpark at China Basin; Rincon Point-South Beach.

Speakers: Russ Paulson, Potrero Hill; Rick Mariano, Chairman, Rincon Point-South Beach Citizens Advisory Committee; Jack Bair, San Francisco Giants; Jeffrey Leibevitz, South Park Property Owner; Joyce Armstrong, Potrero Hill Public Housing; Babette Drefke, Potrero Hill; Bob Isaacson, Mission Creek Harbor Association; Sarah Ames and Peter Bouton, Stadium Watchdog Group; Dennis Watson, South of Market resident; Martin Fay, Rincon Point-South Beach Citizens Advisory Committee; John Gott, Clock Tower Lofts; and Norman Pearce, Pier 40 Roastery Cafe.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 189-96 BE ADOPTED.

At this time, 5:50 p.m., Mr. Rosales left the meeting.

- (i) Resolution No.190-96 authorizing the solicitation of proposals leading to a Personal Services Contract to provide assistance to the Rincon Point-South Beach Citizens Advisory Committee in discharging its obligations on matters related to the proposed Ballpark at China Basin; Rincon Point-South Beach.

Speakers: Gary Kitahata, Martin Faye, Rick Mariano, Robert Myers and Paul Sherrill, Rincon Point-South Beach Citizens Advisory Committee; Reed Kawahara, BRIDGE Housing; John Bizzell, South Waterfront Alliance; Norman Pearce, Pier 40 Roastery Cafe; John Gott, Clock Tower Lofts; Jeffrey Leibevitz, South Park Property.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 190-96, BE CONTINUED TO THE MEETING OF OCTOBER 8, 1996.

- (j) Resolution No. 191-96 authorizing an amendment to a Consultant Services Contract with Middlebrook + Louie in an amount not to exceed \$160,000 to provide Structural Engineering Services for Central Block 2; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MS SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 191-96 BE ADOPTED.

- (k) Resolution No. 192-96 authorizing a Personal Services Contract with Ogden Environmental and Energy Services Co., Inc. in an amount not to exceed \$700,000 to provide Environmental Review Services; Mid-Market Survey Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY, MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 192-96 BE ADOPTED.

At this time, 6:40 p.m., Mr. Singh left the meeting.

- (l) Resolution No. 193-96 amending the Agency's 1996-97 Fiscal Year Budget and authorizing the Executive Director to request that the Board of Supervisors approve the Budget Amendment in an amount not to exceed \$474,205 to provide for Consultant and Support Services; Mid-Market Survey Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 193-96 BE ADOPTED.

- (m) Resolution No. 194-96 authorizing a Personal Services Contract with the Foundation for San Francisco's Architectural Heritage in an amount not to exceed \$200,000 to provide Historic Preservation Services for the San Francisco Redevelopment Agency.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 194-96 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Jack Bair, San Francisco Giants spoke regarding the role of the Rincon Point-South Beach Citizens Advisory Committee in relation to the proposed Ballpark at China Basin.

CLOSED SESSION

Pursuant to Government Code Section 54957 on Personnel with respect to the position of the Executive Director.

RECESS

It was moved by Mr. Yee, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:00 p.m.

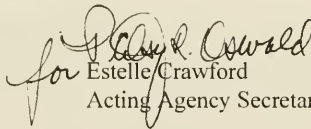
RECONVENED

At this time, 7:28 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:30 p.m.

Respectfully submitted,

  
for Estelle Crawford  
Acting Agency Secretary

APPROVED

October 22, 1996



OCT 31 1996

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
1ST DAY OF OCTOBER, 1996

---

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 1st day of October, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
James B. Morales  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Thomas Callinan, Pacific Union; Michael Vanderhorst; Netra Roston, Jerome McGadney and Tom Harvey, San Francisco African American Historical Society; John Elberling, Yerba Buena Consortium; Lyman Jee, Arcon, Inc.-Doubletree Corporation; Linda Evans Twichell, Lisa Robb, Bruce Akizuki and Julie Finley, Ansel Adams Center; Bruce Akizuki, Japan Town Art and Media Workshop; Joe O'Donahue, Residential Builders; Al Norman; Otho Green, The Green Group; Jeffrey Heller, Heller-Manus/The Green Group; Robert Davis, Kess Narbutas and Melvin Lee, Museum Tower Partners; Michael Gray, Reliance Development Group; Ted Smith, SAMCO; Richard Brown; Jerome McGadney; Donnell Randall; Deborah Dunmore; L.J. Dolin; Derf Butler; Steve Williams, Dushyant Manmohan, Civil Engineer for Pacific Union; Suzanne Parsons, Architect/Interior Design, Pacific Union; Arnold Townsend; Jason Louie, Structural Engineer, Pacific Union; Michael Johnson, Consultant/Project Manager, Pacific Union; Dick Cerotas, Engineer, Pacific Union; Redmond Kernan; Clarence R. Stern; Michael Vanderhorst; Naomi Gray and Carl Williams, Mayor's Fillmore/Western Addition Economic Development Task Force; Earl White, San Francisco Black Chamber of Commerce; Russ Goodman, Fillmore Center; Leon Thibeaux; Gloria Brown; Mary Helen Rogers, Westside Community Mental Health Center; Jan Bolaffi, WANA; Essie Collins; Nontsizi Cayou, WAJUMBE Cultural Institute; Robert Speer; Chuck Collins, WDG; John Hudson, Mayor's Office of Housing; Linda Corso, San Francisco Mart; Espanola Jackson; Larry Badiner, Department of City Planning; Dick Millet, Potrero Boosters Merchants Association; Jay Parashis and Reagan Howe, San Francisco Police Department; Ernestine Weiss; Kim Jackson, Local 2; Alvin Jones; Yonda Gin; Laurie Walker; Vivian Wiley; William Dickerson; Kirk Patrick; and Francee Covington, F.S. Covington Productions;



Representing the press were: Gerald Adams, San Francisco Examiner; and John King, San Francisco Chronicle.

### UNFINISHED BUSINESS

Item 2 (a), Unfinished Business, was heard together with 3 (e), New Business.

### REPORT OF THE EXECUTIVE DIRECTOR

(a) Mission Bay North.

### NEW BUSINESS - REGULAR AGENDA

- (a) Informational Presentation by Waterfront Projects Office related to the proposed urban design plan for the Mid-Embarcadero Roadway, Mid-Embarcadero Open Space and development of Blocks 202 and 203; Golden Gateway.

This item was continued to the meeting of October 22, 1996.

- (b) Status and Implementation Program Report on Lower Fillmore Revitalization Project; Western Addition A-2.

Speakers: Clarence R. Stern; Michael Vanderhorst; Naomi Gray and Carl Williams, Mayor's Fillmore/Western Addition Economic Development Task Force; Earl White, San Francisco Black Chamber of Commerce; Russ Goodman, Fillmore Center; Leon Thibeaux; Gloria Brown; Mary Helen Rogers, Westside Community Mental Health Center; Jan Bolaffi, WANA; Essie Collins; Nontsizi Cayou, WAJUMBE Cultural Institute; Robert Speer; and Chuck Collins, WDG.

### RECESS

The meeting recessed at 6:05 p.m. and reconvened at 6:10 p.m. with the same roll call.

- (c) Resolution No. 195-96 authorizing a Second Amendment to a 1994 Grant and Regulatory Agreement with Mercy Housing California, Inc. to grant \$385,038 to complete rehabilitation and conversion of Richmond Hills Family Center from an emergency shelter to a transitional housing facility located at 6324 Geary Boulevard as part of the Citywide Tax Increment Housing Program.

Speaker: John Hudson, Mayor's Office of Housing.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 195-96 BE ADOPTED.

- (d) Resolution No. 196-96 authorizing Exclusive Negotiations with Pacific Union Development Company and Pacific Union Company for the purchase and development of Parcel EB-2A located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Thomas Callinan, Pacific Union; Michael Vanderhorst; Netra Roston, San Francisco African American Historical Society; John Elberling, Yerba Buena Consortium; Lyman Jee, Arcon, Inc.-Doubletree Corporation; Linda Evans Twichell and Julie Finley, Ansel Adams Center; Bruce Akizuki, Japan Town Art and Media Workshop; Joe O'Donahue, Residential Builders; Al Norman; Otho Green, The Green Group; Jeffrey Heller, Heller-Manus/The Green Group; Robert Davis, KTB Realty; Michael Gray, Reliance Development Group; Mel Lee, Melvin Lee & Associates; Kess Narbutas, Museum Tower Partners; Ted Smith, SAMCO; Richard Brown; Jerome McGadney; Donnell Randall; Deborah Dunmore; L.J. Dolin; Derf Butler; Steve Williams, Dushyant Manmohan, Civil Engineer for Pacific Union; Suzanne Parsons, Architect/Interior Design, Pacific Union; Arnold Townsend; Jason Louie, Structural Engineer, Pacific Union; Michael Johnson, Consultant/Project Manager, Pacific Union; Dick Cerotas, Engineer, Pacific Union; and Redmond Kernan.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED, THAT ITEM (d), RESOLUTION NO. 196-96, BE CONTINUED TO THE MEETING OF OCTOBER 8, 1996.

At this time, 8:30 p.m., Mr. Rosales left the meeting.

### RECESS

The meeting recessed at 8:30 p.m. and reconvened at 8:35 p.m. with the same roll call, with the exception of Mr. Rosales.

### UNFINISHED BUSINESS

- (a) Resolution No. 153-96 requesting the Board of Supervisors to pass a resolution establishing procedures for the election of members to Redevelopment Project Area Committees in the City and County of San Francisco.

### NEW BUSINESS (Continued)

- (e) Resolution No. 197-96 requesting the Board of Supervisors to pass a resolution calling for the election of a Redevelopment Project Area Committee for the Mid-Market Area and approving procedures for the formation of the Mid-Market Project Area Committee; Mid-Market Survey Area.

Speakers - Item (a), Unfinished Business, and Item (e), New Business: Linda Corso, San Francisco Mart; Espanola Jackson; and Leon Thibeaux.

The Commissioners instructed staff to make certain revisions to the proposed Project Area Committees election procedures before submitting it to the Board of Supervisors.

ADOPTION: IT WAS MOVED BY MR. MORALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 153-96, AS AMENDED, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. MORALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 197-96 BE ADOPTED.

- (f) Resolution No. 198-96 authorizing a \$125,000 Second Amendment to the Agreement for Planning Services with the Department of City Planning; Transbay Survey Area.

Speaker: Larry Badiner, Department of City Planning.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 198-96 BE ADOPTED.

REPORT OF THE EXECUTIVE DIRECTOR (Continued)

- (b) North of Market Survey Area.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Property is located at the northeast corner of Third and Mission Streets in Yerba Buena Center and the entity the Agency may negotiate with is Griffin Related Properties VII.

RECESS

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 9:20 p.m.

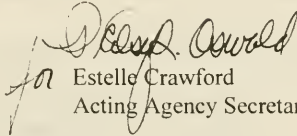
RECONVENED

At this time, 10:00 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 10:02 p.m.

Respectfully submitted,

  
for Estelle Crawford  
Acting Agency Secretary

APPROVED

October 22, 1996



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10/8/96

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
8TH DAY OF OCTOBER, 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 8th day of October, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

- Jon Henry Kouba, President
- Darshan Singh, Vice President
- Leroy King
- James B. Morales
- Manuel A. Rosales
- Lynette Sweet
- Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Lyman Jee, Arcon/Doubletree Corps.; Mark Goldberg, Museum Parc Master Owners Association; David Bahlman, Foundation for San Francisco's Architectural Heritage; Alex Pitcher, NAACP; John Elberling, Yerba Buena Consortium; Rich Sorro, Mission Hiring Hall; Robert Davis, Melvin Lee and Kes Narbutas, Museum Tower Partners; Rubin Glickman, Pacific Union; Redmond Kernan, RFK Associates; Thomas Callinan, Michael Johnson and Mark Hornberger, Pacific Union; Otho Green, Mark Steffan, Skip Whitney, Jeffrey Heller and Willie Houston, The Green Group; Orville Luster, Youth for Service; Andy Grundberg, Ansel Adams Center; Joe Donaghue; Richard Brown, Ella Hill Hutch Community Center; Matthew Thomas, Bay Area Urban League; and Norman Rolfe; San Francisco Tomorrow; Alex Pitcher, South Bayshore Community Development Corporation; Alvin Jones; Espanola Jackson; A. Jacquie Taliaferro, Alta Films; Bob Legauet; Mary Helen Rogers; Christopher Andrews; Bonnie Spindler, President, Alamo Square Neighborhood Association; William Margails, Westside Mental Health Center; Bob LaLanne; Ben Golvin, Edison Capital; Mike Mahoney and Reagan Howe, San Francisco Police Department; Brad Will, Cadenza Architecture; John Waike; Christopher Andrews; David Novick; Ocie Rogers; Don Howard, Fisher Friedman Associates; and Harry Jamerson.

Representing the press were: Ken Hoover, San Francisco Chronicle; and Karen PoJmann, The Independent.



UNFINISHED BUSINESS

- (a) Resolution No. 190-96 authorizing the solicitation of proposals leading to a Personal Services Contract to provide assistance to the Rincon Point-South Beach Citizens Advisory Committee in discharging its obligations on matters related to the proposed Ballpark at China Basin; Rincon Point-South Beach.

Speakers: Rich Mariano, Chairman, Rincon Point-South Beach Citizens Advisory Committee; and Jack Baer, San Francisco Giants.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 190-96 BE ADOPTED.

- (b) Resolution No. 196-96 authorizing Exclusive Negotiations with Pacific Union Development Company and Pacific Union Company for the purchase and development of Parcel EB-2A located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Lyman Jee, Arcon/Doubletree Corps.; Mark Goldberg, Museum Parc Master Owners Association; David Bahlman, Foundation for San Francisco's Architectural Heritage; Alex Pitcher, NAACP; John Elberling, Yerba Buena Consortium; Rich Sorro, Mission Hiring Hall; Robert Davis, Melvin Lee and Kes Narbutas, Museum Tower Partners; Rubin Glickman, Pacific Union; Redmond Kernan, RFK Associates; Thomas Callinan, Michael Johnson and Mark Hornberger, Pacific Union; Otho Green, Mark Steffan, Skip Whitney, Jeffrey Heller and Willie Houston, The Green Group; Orville Luster, Youth for Service; Andy Grundberg, Ansel Adams Center; Joe Donaghue; Richard Brown, Ella Hill Hutch Community Center; Matthew Thomas, Bay Area Urban League; and Norman Rolfe; San Francisco Tomorrow.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND CARRIED, WITH MR. ROSALES OPPOSING, THAT STAFF RECOMMENDATION TO ACCEPT THE PROPOSAL FROM PACIFIC UNION DEVELOPMENT GROUP BE REJECTED.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT THE PROPOSAL FROM THE GREEN GROUP BE ACCEPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Singh  
Mr. King  
Ms. Sweet  
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

Mr. Morales  
Mr. Rosales  
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

At this time, 6:50 p.m., Mr. Rosales left the meeting.

#### RECESS

The meeting recessed at 6:50 p.m. and reconvened at 7:00 p.m. with the same roll call with the exception of Mr. Rosales.

#### NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, September 17, 1996; Closed Session Meeting, September 24, 1996.
- (b) Resolution No. 199-96 authorizing a First Amendment to a Personal Services Contract with Millard Larkin in an amount not to exceed \$20,000; South Bayshore Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 199-96, BE ADOPTED.

#### NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 200-96 requesting the Board of Supervisors to pass a resolution calling for the election of a Redevelopment Project Area Committee for the South Bayshore/Hunters Point Area and approving procedures for the formation of the South Bayshore/Hunters Point Project Area Committee.

Speakers: Alex Pitcher, South Bayshore Community Development Corporation; Alvin Jones; Espanola Jackson; A. Jacquie Taliaferro, Alta Films; and Bob LaLanne.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 200-96 BE ADOPTED

At this time, 7:25 p.m., Ms. Sweet left the meeting.

- (d) Resolution No. 201-96 authorizing the issuance of a Request for Proposals and approving advertising expenses in connection with the offering for development of Parcel 724-A(1) located on the southeast corner of Webster and O'Farrell Streets; Western Addition A-2.

Speaker: Mary Helen Rogers.

MOTION: IT WAS MOVED BY MR. KING SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED, THAT THE OFFERING BE LIMITED TO HOLDERS OF CERTIFICATES OF PREFERENCE.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 201-96, AS AMENDED, BE ADOPTED.

- (e) Resolution No. 202-96 authorizing Exclusive Negotiations with LaLanne Volckmann for the purchase and development of Parcels 779-B&C located at the block bounded by McAllister, Fulton, Steiner and Fillmore Streets; Western Addition A-2.

Speakers: Christopher Andrews; Bonnie Spindler, President, Alamo Square Neighborhood Association; Mary Helen Rogers; William Margails, Westside Mental Health Center; and Bob LaLanne.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. MORALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 202-96 BE ADOPTED.

- (f) Workshop on Preliminary Plan; Transbay Survey Area.

Speakers: Larry Badiner, Department of City Planning; Norman Rolfe, San Francisco Tomorrow; Michael Abbassi, Resource and Design, Inc. and Jerry Tone.

#### MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 203-96 approving a License Agreement between the San Francisco Redevelopment Agency and the United States Navy for Building 281; Hunters Point Shipyard Survey Area.
- (b) Resolution No. 204-96 approving a Sub-License Agreement between the San Francisco Redevelopment Agency and Pedersen Media Group for Building 281; Hunters Point Shipyard Survey Area.

These are not agenda items and, in accordance with the Brown Act Regulations, a determination needs to be made by the Commission that a necessity to take action on these items arose after posting of the agenda on Friday, October 4, 1996. Pursuant to Government Code Section 54954.2 of the Brown Act, a vote of all five Commissioners is required to add these items.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THESE MATTERS AROSE AFTER POSTING OF THE AGENDA ON OCTOBER 4, 1996.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 203-96 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 204-96 BE ADOPTED.

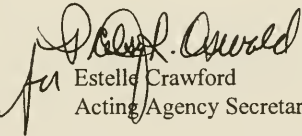
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Espanola Jackson spoke regarding Earth Day.
- (b) Harry Jamerson noted his concern that African American concrete contractors cannot get work on Agency projects and requested a report on the number of contracts awarded to Black contractors.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr.. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

  
Estelle Crawford  
Acting Agency Secretary

APPROVED

November 19, 1996



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON  
OCTOBER 15, 1996

THE NEXT REGULAR MEETING WILL BE HELD ON  
OCTOBER 22, 1996

Prepared and mailed October 9, 1996

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
22ND DAY OF OCTOBER, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 22nd day of October, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
James B. Morales  
Manuel A. Rosales  
Lynette Sweet

and the following was absent:

Benny Y. Yee (Arrived 4:22 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: John Buss, Marcel Zend, Harry Fry, Steve Newman and Redmond Kernan, Hampshire Limited Liability Company; Fred McCollough; William Wycko and Jim Bergdoll, Department of City Planning; Espanola Jackson; Thomas Campbell-Reed; Gloria Brown; Mary Helen Rogers; Mary Smith; Essie Collins; Mike Mahoney and Reagan Howe, San Francisco Vida Edwards; Steve Newburg; Ruben Diaz; Ocie Rogers; Ben Lubbon, Kaiser Permanente; and Faith Raider, Local 2.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Approval of Minutes: Regular Meetings, September 24 and October 1, 1996; Closed Session Meeting, October 1, 1996.

(b) Resolution No. 205-96 authorizing a First Amendment in an amount not to exceed \$7,000 to the Personal Services Contract with Bradford Paul to provide assistance in the negotiation and preparation of the Homeless Services Component for the Naval Station Treasure Island Reuse Plan.

- (c) Resolution No. 206-96 - Public Hearing and authorizing a Long Term Lease for the East Cafe at Yerba Buena Gardens with Curd and Curd; Yerba Buena Center.
- (d) Resolution No. 207-96 - Public Hearing and granting a variance, increasing the permitted floor area, for the proposed renovation of 300 Fourth Street by the Society of California Pioneers for a Museum Project; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. MORALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 205-96, BE ADOPTED AND THAT CONSENT AGENDA ITEMS (c) AND (d), RESOLUTION NUMBERS 206-96 AND 207-96, BE CONTINUED TO THE MEETING OF OCTOBER 29, 1996.

#### NEW BUSINESS - REGULAR AGENDA

Items (f) and (g) were taken up at this time.

- (f). Public Hearing to hear all persons interested the assignment of the Agreement for Disposition of Land for Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 209-96 authorizing the assignment of the Agreement for Disposition of Land for Private Development by Hampshire Limited Liability Company to SNH, San Francisco, LLC, in connection with the development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

- (g) Resolution No. 210-96 authorizing a Second Amendment of the Agreement for Disposition of Land for Private Development with SNH, San Francisco, LLC, in connection with the purchase and development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

Speakers - Items (f) and (g): John Buss, Marcel Zund;, Harry Fry, Steve Newman and Redmond Kernan, Hampshire Limited Liability Company.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 209-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. MORALES, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 210-96, BE ADOPTED.

At this time, 4:22 p.m., Mr. Yee arrived at the meeting.

- (e) Resolution No. 208-96 commending and expressing appreciation to Fred McCollough for his services on the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco.

Speaker: Fred McCollough.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 208-96 BE ADOPTED.

- (h) Workshop on Preliminary Plan; South Bayshore Survey Area.

Speakers: Alex Pitcher, President, South Bayshore Community Development Corporation; and Jim Bergdoll, Department of City Planning.

- (i) Resolution No. 211-96 authorizing a Letter Agreement for Planning Services with the Planning Department of the City and County of San Francisco in an amount not to exceed \$442,000 for work related to existing Redevelopment Project Areas and Survey Areas

Speaker: William Wycko, Department of City Planning.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 211-96 BE ADOPTED.

At this time, 4:55 p.m., Mr. Yee left the meeting.

- (j) Resolution No. 212-96 authorizing a Letter Agreement with the City and County of San Francisco, Office of the City Attorney, in an amount not to exceed \$150,000 for Legal Analysis, Advice and Consultation in connection with the base conversion of Hunters Point Naval Shipyard and Treasure Island Survey Areas.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 212-96 BE ADOPTED.

At this time, 5:05 p.m., Mr. Yee returned to the meeting.

- (k) Resolution No. 213-96 approving staff's recommendation that the proposed Transbay Redevelopment Project Area Plan not include the Power of Eminent Domain over property on which persons reside and finding that an elected Project Area Committee pursuant to Section 33385 of the Community Redevelopment Law is not required; Transbay Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 213-96 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT  
AGENCY RELATED MATTERS

- (a) Espanola Jackson spoke regarding Earth Day.
- (b) Thomas Campbell-Reed, Gloria Brown, Mary Helen Rogers, Mary Smith and Essie Collins spoke regarding the Lower Fillmore Revitalization Program.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment in connection with certain leases pursuant to the Fillmore Revitalization Program. Property locations and the entities the Agency may negotiate with are: Bertram and Regina Kortz with respect to 1539, 1549 and 1561 Fillmore Street, and 1807 Geary Boulevard in the Western Addition A-2.

RECESS

It was moved by Mr. Yee, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:50 p.m.

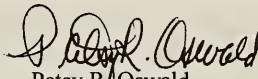
RECONVENED

At this time, 6:45 p.m., the meeting reconvened back to the regular session and Robert Firehock, Deputy General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act, however, he reported that the Commission had instructed staff to place the matter of the options back on the agenda for consideration at the next meeting in open session.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:50 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

November 19, 1996

MINUTES OF A SPECIAL MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
24TH DAY OF OCTOBER, 1996

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4/96  
The Commissioners of the Redevelopment Agency and the City Planning Commission of the City and County of San Francisco met in a Special Meeting in the Legislative Chambers of the Board of Supervisors, Room 404, 401 Van Ness Avenue in the City of San Francisco, California, at 1:30 p.m. on the 24th day of October, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Lynette Sweet

and the following were absent:

James B. Morales  
Manuel A. Rosales  
Benny Y. Yee

The President declared that a quorum was present.

City Planning Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin and Mills were also present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: John Elberling, TODCO; Anna Yee, South of Market Problem Solving Council; and Cheryl Parker, South of Market Foundation.

The Public Hearing was called and the purpose of the Special Joint Hearing was to receive public comment on the Draft Environmental Impact Report for the South of Market Redevelopment Plan Amendment.

Erwin Tanjuaquio, Planner for the Redevelopment Agency and Alice Glasner, City Planning made presentations on the elements of the Amendment to the Plan, the Draft EIR, the process, and answered questions from both Commissions.

Ms. Glasner noted that there was a minor revision to pages 24 through 26 of the Draft EIR as sent to the Commissioners by memorandum last week, which includes updated information regarding the Bessie Carmichael School, and neighboring properties, and a proposal for the development of a new park and new school right on these properties. Also included was a revised figure. The information will appear in the final Environmental Impact Report. It does not alter any of the conclusions already presented in





Minutes of a Special Meeting, October 24, 1996

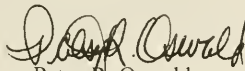
the draft document since information regarding the approximate location and size of this project was already known.

Public comment was received from the following: John Elberling, TODCO; Anna Yee, South of Market Problem Solving Council; and Cheryl Parker, South of Market Foundation.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr.. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 2:15 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

NOTE: A transcript of the proceedings by a Court Reporter is on file with the Agency Secretary.

APPROVED

January 7, 1997



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
29TH DAY OF OCTOBER, 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 29th day of October, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

- Jon Henry Kouba, President
- Darshan Singh, Vice President
- Leroy King
- Manuel A. Rosales
- Lynette Sweet
- Benny Y. Yee

and the following was absent:

- James B. Morales

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Rebecca Kohlstrand, Project Manager, Waterfront Projects Office; Mario Ciampi, Architect; Ernestine Weiss, Golden Gateway Center resident; Russ Kyle and Jack Kemp, Society of California Pioneers; Mary Helen Rogers; Mary Smith; Gloria Brown; Richard Brown; Essie Collins; Carl Williams, L.P. Lewis, Wade Woods, Carmen Johnson, Constance Edwards and Michael Vanderhorst, Agape; Morris Phillips; Espanola Jackson; Alvin Jones; Harry and Mitchell Jamerson, Jamerson Construction; Patricia Chiapellone, Lutheran Social Services; Ruthy Talansky, Bernal Heights Housing Corporation; Walter Curd, Curd & Curd; Ocie Rogers; Joseph Skiffer; and Brad Paul, Joseph J. Blake & Associates.

Representing the press was: David Ish, New Fillmore Publishing Company.

UNFINISHED BUSINESS

- (a) Informational Presentation by Waterfront Projects Office related to the proposed urban design plan for the Mid-Embarcadero Roadway, Mid-Embarcadero Open Space and development of Blocks 202 and 203; Golden Gateway. (Continued from the meeting of October 1, 1996)

Speakers: Rebecca Kohlstrand, Project Manager, Waterfront Projects Office; Mario Ciampi, Architect; and Ernestine Weiss, Golden Gateway Center resident.

- (b) Public Hearing to hear all persons interested in a Lease for the East Cafe; Yerba Buena Center.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 206-96 authorizing a Lease with Walter and Patricia Curd, dba "Curd & Curd", for the East Cafe in Yerba Buena Gardens; Yerba Buena Center. (Continued from the meeting of October 22, 1996).

Speaker: Walter Curd, Curd & Curd.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 206-96 BE ADOPTED.

- (c) Public Hearing to hear all persons interested in a Variance for the proposed renovation of 300 Fourth Street; Yerba Buena Center.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 207-96 granting Variance to the Society of California Pioneers for the proposed renovation of 300 Fourth Street; Yerba Buena Center. (Continued from the meeting of October 22, 1996)

Speakers: Russ Kyle and Jack Kemp, Society of California Pioneers.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 207-96 BE ADOPTED.

At this time, 5:15 p.m., Mr. Rosales left the meeting.

#### NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 214-96 amending Section V1.2.G of the Personnel Policy to provide for once annual review of vacation credit for application of the reduced accrual rates for employees in excess of the maximum vacation limits.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 214-96, ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 215-96 authorizing the Executive Director to exercise the Agency's option to extend the lease terms for one year with respect to Master Leased Properties under the Lower Fillmore Revitalization Program; Western Addition A-1 and A-2.

Speakers: Mary Helen Rogers; Mary Smith; Gloria Brown; Richard Brown; and Essie Collins.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 215-96, BE ADOPTED

- (c) Resolution No. 216-96 approving the issuance of a Request for Qualifications for education and outreach services to tenants of housing developments with expiring Section 8 Contracts.

Speakers: Carl Williams, L.P. Lewis, Carmen Johnson and Michael Vanderhorst, Agape; Mary Helen Rogers; Morris Phillips; Espanola Jackson; and Alvin Jones.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 216-96, BE CONTINUED TO THE MEETING OF NOVEMBER 19, 1996.

Item (e) was considered at this time.

- (e) Resolution No. 218-96 authorizing First Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Bernal Heights Housing Corporation in an amount not to exceed \$221,575 for rehabilitation costs at 3554-17th Street.

Ruthy Talansky, Bernal Heights Housing Corporation.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 218-96 BE ADOPTED.

- (d) Resolution No. 217-96 authorizing a \$143,795 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Lutheran Social Services of Northern California for the Hazel Betsey Program at 3554 17th Street.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR.. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 217-96 BE ADOPTED.



- (f) Resolution No. 219-96 authorizing a Personal Services Contracts with a panel of Independent, Fee Real Estate Appraisers and Appraisal firms for a period of three years in an aggregate total amount not to exceed \$360,000 for appraisal services on an as-needed basis; All Survey and Project Areas.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 219-96, BE CONTINUED TO THE MEETING OF NOVEMBER 19, 1996.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Harry and Mitchell Jamerson, Jamerson Construction, spoke regarding the lack of contract awards to African American contractors in Agency projects.
- (b) Espanola Jackson spoke regarding Earth Day.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation - Conference with Legal Counsel regarding threatened litigation: one potential case.
- (b) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: one potential case.
- (c) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is Central Block 1 Office Building Site located within the block bounded by Third, Fourth, Mission and Market Streets in Yerba Buena Center and the entity the Agency may negotiate with is Millennium Partners/WDG Ventures, Inc.

RECESS

It was moved by Ms. Sweet, seconded by Mr. Singh, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:55 p.m.

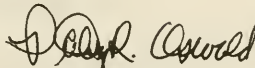
RECONVENED

At this time, 9:10 p.m., the meeting reconvened back to the regular session and Robert Firehock, Deputy General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:12 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald", written in a cursive style.

Patsy R. Oswald  
Agency Secretary

APPROVED

November 19, 1996



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON  
NOVEMBER 5, 1996

THE NEXT REGULAR MEETING WILL BE HELD ON  
NOVEMBER 12, 1996

Prepared and mailed October 30, 1996

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11/12/96

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
12TH DAY OF NOVEMBER, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 12th day of November, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Manuel A. Rosales  
Benny Y. Yee

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and the following were absent:

Leroy King  
James B. Morales (Arrived 4:45 p.m.)  
Lynette Sweet (Arrived 4:40 p.m.)

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The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Duane Poe, Executive Director, Black Coalition on AIDS; Carolyn Diamond; Mary Helen Rogers; Jan Bolaffi, WANA; Mary Jefferson Smith; Richard Brown; Essie Collins; Mike Mahoney and Reagan Howe, San Francisco Police Department; Ocie Rogers; Shelley Bell. SBB Communications; and George Calleo.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 220-96 authorizing the inclusion of normal member contributions made by the Agency on behalf of employees to the Public Employees Retirement System (PERS) as additional compensation.
- (b) Resolution No. 221-96 amending Resolution No. 151-96 to revise the comparability, compensation range number and title for the Agency classification of Finance Manager.
- (c) Resolution No. 222-96 authorizing a First Amendment to the Disposition and Development Agreement with the Jewish Museum San Francisco in connection with the purchase and



development of Parcel CB-1-JSS, the Jessie Street Substation, located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a), (b) AND (c), RESOLUTION NUMBERS 220-96, 221-96 AND 222-96, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (d) . Resolution No. 223-96 authorizing an Agreement for Working Capital Funding and Operation of Child Care Center at Yerba Buena Gardens with South of Market Child Care Center, Inc.; Yerba Buena Center.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 223-96, BE CONTINUED TO THE MEETING OF NOVEMBER 26, 1996 AT STAFF REQUEST.

- (e) Resolution No. 224-96 authorizing a \$68,452 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Black Coalition on AIDS for Stinson House at 121 Holly Park Circle and Precita House at 416 Precita.

Speaker: Duane Poe, Executive Director, Black Coalition on AIDS.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 224-96 BE ADOPTED.

Item (g) was considered at this time.

- (g) Presentation on the Mid-Market Preliminary Plan; Mid-Market Survey Area.

Speaker: Carolyn Diamond.

At this time, 4:40 p.m., Ms. Sweet arrived at the meeting.

- (g) Resolution No. 225-96 authorizing an amendment to the Personal Services Contract with The Jefferson Company, to increase the maximum amount payable by an amount not to exceed \$106,500 and to extend the time of performance from September 30, 1996 to January 31, 1997, to provide lease negotiation and tenanting services for the Lower Fillmore Commercial Revitalization Project; Western Addition A-2.

Speakers: Mary Helen Rogers; Jan Bolaffi, WANA; Mary Jefferson Smith; Richard Brown; Gloria Brown; and Essie Collins.

Mr. Morales arrived at the meeting during the speaker presentations at 4:45 p.m.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 225-96 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers spoke regarding the Agency's contract with The Jefferson Company.
- (b) Gloria Brown spoke regarding the Fillmore Center.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Mission Streets in Yerba Buena Center and the entity the Agency may negotiate with is Griffin Related Properties VII.

There is an additional Closed Session item which arose subsequent to posting of the agenda on Friday, November 8, 1996. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five Commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON NOVEMBER 8, 1996.

This item is pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Howard Streets (East Block 2-C) in Yerba Buena Center and the entity the Agency may negotiate with is Hampshire Limited Liability.

RECESS

It was moved by Mr. Yee, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:55 p.m.

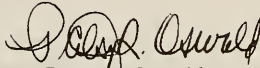
RECONVENED

At this time, 6:40 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:42 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald  
Agency Secretary

APPROVED

December 10, 1996

R 35

# 4

11/19/96

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
19TH DAY OF NOVEMBER, 1996

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 19th day of November, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

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and the following was absent:

James B. Morales (Arrived 4:15 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Reverend Boyd, Bethel AME Church; Andrea Jones, Mission Bay Project Manager for Catellus; Bernie Choden, San Francisco Tomorrow; Bob Isaacson, President Mission Creek Conservancy; Mitch Fine, Trustee, 774 Harrison Street; Michael Abel, Owner, 766 Harrison Street; John Elberling, President Yerba Buena Consortium; Rooslyn Baltimore; Espanola Jackson; Mary Helen Rogers; Amelita Pascual, South of Market Foundation; Nancy Freeman; Peter Albert; San Francisco Planning Department; Mary Cerles, Reneson Hotel Group; Anna Yee, South of Market Problem Solving Council; Melinda Hicks, Hicks & Associates; Chris Lin Olivia Chen Consultants; Ocie Rogers; Mike Mahoney and Reagan Howe, San Francisco Police Department;

UNFINISHED BUSINESS

- (a) Resolution No. 219-96 authorizing Personal Services Contracts with a panel of Independent, Fee Real Estate Appraisers and Appraisal firms for a period of three years in an aggregate total amount not to exceed \$360,000 for appraisal services on an as-needed basis; All Survey and Project Areas. (Continued from the meeting of October 29, 1996).

RULE OF THE CHAIR: THE PRESIDENT INDICATED THAT SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (a), RESOLUTION NO. 219-96, WOULD BE CONTINUED TO THE MEETING OF NOVEMBER 26, 1996 AT STAFF REQUEST. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

NEW BUSINESS - CONSENT AGENDA

At the request of Mr. Rosales, Consent Agenda Item (b) was removed from the Consent Agenda and considered as a Regular Agenda item.

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, October 8, 22 and 29, 1996.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 226-96 authorizing a Personal Services Contract in an amount not to exceed \$75,000 with the South of Market Problem Solving Council to carry out activities related to its function as the Citizens Advisory Committee; South of Market.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 226-96 BE ADOPTED

At this time, 4:15 p.m., Mr. Morales arrived at the meeting.

- (c) Presentation of the Mission Bay North Preliminary Plan and transmitting the Plan to the City Planning Commission for its consideration; Mission Bay North Survey Area.
- (d) Resolution No. 227-96 declaring official intent to reimburse certain expenditures from the proceeds of tax-exempt financing in an amount not to exceed \$40,000,000 made and/or to be made in connection with the construction and renovation of certain capital improvements and infrastructure and related costs within or of benefit to the proposed Mission Bay North Project Area.
- (e) Resolution No. 228-96 authorizing a Personal Services Contract with Seifel & Associates in an amount not to exceed \$128,627 to provide fiscal analysis and Redevelopment Plan adoption consulting services for the Mission Bay North Survey Area.
- (f) Resolution No. 229-96 authorizing a Letter Agreement for legal services with the City Attorney's Office of the City and County of San Francisco in an amount not to exceed \$127,311 for work related to the Mission Bay North Survey Area.
- (g) Resolution No. 230-96 authorizing a Letter Agreement for planning services with the Planning Department of the City and County of San Francisco in an amount not to exceed \$108,800 for work related to the Mission Bay North Survey Area.



- (h) Resolution No. 231-96 authorizing a Letter Agreement for real estate services with the Real Estate Department of the City and County of San Francisco in an amount not to exceed \$17,173 for work related to the Mission Bay North Survey Area.

Speakers - Items (c) - (h): Andrea Jones, Mission Bay Project Manager for Catellus; Bernie Choden, San Francisco Tomorrow; and Bob Isaacson, President, Mission Creek Conservancy.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 227-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 228-96, BE ADOPTED..

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 229-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 230-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 231-96, BE ADOPTED.

- (i) Resolution No. 232-96 authorizing a Second Amendment which revises the schedule of performance of the Disposition and Development Agreement with Armax International Inc. for the purchase and development of Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

- (j) Public Hearing to hear all persons interested in granting of variances in connection with the development of Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 233-96 granting variances modifying the standards and requirements for height and bulk to Armax International, Inc. for the development on Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

- (k) Resolution No. 234-96 conditionally approving the Basic Concept Design for the Armax International, Inc. development located on Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

Speakers - Items (i) - (k): Mitch Fine, Trustee, 774 Harrison Street; Michael Abel, Owner, 766 Harrison Street; and John Elberling, President Yerba Buena Consortium.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.



ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 232-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 233-96, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (k), RESOLUTION NO. 234-96, BE ADOPTED.

- (l) Informational presentation on the low income housing preservation strategy for the City of San Francisco.

Speakers: Roslyn Baltimore; Espanola Jackson; and Mary Helen Rogers.

At this time, 7:05 p.m., Ms. Sweet left the meeting.

- (m) Resolution No. 235-96 authorizing \$115,000 for costs associated with the bidding of the Children's Garden in Central Block 3 and payment of sewer and water permit fees required for construction; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 235-96 BE ADOPTED.

At this time, 7:15 p.m., Ms. Sweet returned to the meeting.

- (n) Resolution No. 236-96 authorizing a contract with the South of Market Foundation to provide business technical assistance and development services to businesses located in the South of Market Redevelopment Project Area for an amount not to exceed \$200,000 for the period December 1, 1996 through November 30, 1997; South of Market.

Speakers: Amelita Pascual, South of Market Foundation; Nancy Freeman; Peter Albert, San Francisco Planning Department; Mary Cerles, Reneson Hotel Group; John Elberling, TODCO; and Anna Yee, South of Market Problem Solving Council.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 236-96 BE ADOPTED.

- (o) Resolution No. 237-96 authorizing selection of Underwriters for refunding of Hotel Tax Bonds; Yerba Buena Center.

RULE OF THE CHAIR: THE PRESIDENT INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (o), RESOLUTION NO. 237-96 WOULD BE CONTINUED AT STAFF REQUEST. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

- (p) Resolution No. 238-96 authorizing the execution of Loan Agreements in an aggregate principal amount not to exceed \$78,000,000 relating to the issuance of 1996 Series B Tax Allocation Bonds, 1996 Series C Taxable Tax Allocation Revenue Bonds, and 1996 Series D Tax Allocation Revenue Refunding Bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the Final Official Statement relating to the Bonds and authorizing and approving other matters properly relating thereto.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 238-96 BE ADOPTED.

RECESS

The meeting recessed at 7:35 p.m. to consider an item on the San Francisco Redevelopment Financing Authority agenda.

RECONVENED

The meeting reconvened at 7:40 p.m. with the same roll call.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Board of Supervisors' Housing and Land Use Committee action on Project Area Committees.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.9(b)(1) to discuss litigation where, in the opinion of the Commission on the advice of the General Counsel, based on existing facts and circumstances -- specifically the passage on November 5, 1996 of Proposition 209 -- there is a significant exposure to litigation against the Agency.
- (b) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

RECESS

It was moved by Mr. Rosales, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:45 p.m.

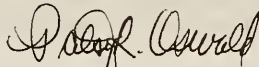
RECONVENED

At this time ,8:55 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Ms. Sweet, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:57 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" and last name "Oswald" clearly distinguishable.

Patsy R. Oswald  
Agency Secretary

APPROVED

December 10, 1996

5

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
26TH DAY OF NOVEMBER, 1996

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4/96  
The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 26th day of November, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
James B. Morales  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

Lynette Sweet

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Gloria Brown; Russ Goodman, Maxim Properties; and Paul Watson, Heitman Capital Management; Willie B. Kennedy, Transition Development Corporation; Jacque Talifferro, Alta Films; Anne Marie Cervantes and Regina Davis, Cervantes Design Associates; Tony Tantillo and David Osgood, Rincon Towers Apartments; Harry L. Jamerson and Ella Jamerson, Jamerson's Construction; Leon Thibeaux; Espanola Jackson; Mike Mahoney and Reagan Howe, San Francisco Police Department; and Floyd Hibbits, Hibbits Consulting.

Representing the press was: Gerald Adams, San Francisco Examiner.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT  
AGENCY RELATED MATTERS

- (a) Gloria Brown; Russ Goodman, Maxim Properties; and Paul Watson, Heitman Capital Management, spoke regarding roof repair work at the Fillmore Center Apartments in the Western Addition A-2.

UNFINISHED BUSINESS

- (a) Resolution No. 219-96 authorizing Personal Services Contracts with a Panel of Independent, Fee Real Estate Appraisers and Appraisal firms for a period of three years in an aggregate total

amount not to exceed \$360,000 for appraisal services on an as-needed basis; All Survey and Project Areas.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 219-96 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

At the request of Mr. Rosales, Consent Agenda item (a) was removed from the Consent Agenda and considered as a Regular Agenda item.

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA. IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (b) Resolution No. 240-96 authorizing a Letter Agreement in the amount of \$61,400 for Fiscal Years 1996-97 and 1997-98 with the San Francisco Regional Water Quality Control Board for services related to toxic clean up; Hunters Point Shipyard Survey Area.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (b), RESOLUTION NO. 240-96, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 239-96 authorizing a Fourth Amendment to the contract for messenger services with On Target Delivery Service to extend the term and increase the compensation payable for the first year to a total amount not to exceed \$50,000.

Mr. Rosales proposed an amendment to the Resolution that the terms of the contract be extended for an additional three years through November 30, 1999.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 239-96, AS AMENDED, TO EXTEND THE TERM OF THE CONTRACT FOR AN ADDITIONAL THREE YEARS THROUGH NOVEMBER 30, 1999, BE ADOPTED.

- (c) Resolution No. 241-96 authorizing (1) negotiations with Griffin Related Properties-VII to amend the Land Disposition Agreement and (2) initiation of the Plan Amendment process for the Yerba Buena Center Redevelopment Plan to, among other things, permit residential use of Parcel East Block One located at the northeast corner of Third and Mission Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 241-96 BE ADOPTED.



- (d) Resolution No. 242-96 authorizing the Executive Director to execute License Agreements with the U.S. Navy in connection with the short term occupancy of facilities or space; Hunters Point Shipyard Survey Area..

Speakers: Willie B. Kennedy, Transition Development Corporation; and Jacque Taliaferro, Alta Films.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 242-96 BE ADOPTED.

- (e) Resolution No. 243-96 authorizing a Personal Services Contract with Cervantes Design Associates in an amount not to exceed \$215,000 for the preparation of a Concept Plan; Mid-Market Survey Area.

Speaker: Anne Marie Cervantes, Cervantes Design Associates.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 243-96 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS (Continued)

- (b) Tony Tantilto and David Osgood spoke regarding rent increases at Rincon Towers Apartments.
- (c) Harry L. Jamerson, Jamerson's Construction, spoke regarding the employment of African American contractors at the proposed Ballpark at China Basin.
- (d) Leon Thibeaux spoke regarding the Hunters Point Shipyard Survey Area.
- (e) Espanola Jackson spoke regarding the 1996 People's Earth Day.

CLOSED SESSION

- Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Howard Streets (East Block 2-C) in Yerba Buena Center and the entity the Agency may negotiate with is Hampshire Limited Liability.

Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

RECESS

It was moved by Mr. Singh, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:30 p.m.



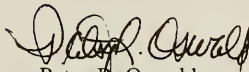
RECONVENED

At this time, 7:05 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:07 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

January 7, 1997

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

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## AGENDA

*3/96* NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

*Mtg*  
THERE WILL BE NO COMMISSION MEETING ON  
DECEMBER 3, 1996

THE NEXT REGULAR MEETING WILL BE HELD ON  
DECEMBER 10, 1996

Prepared and mailed November 27, 1996



MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
10TH DAY OF DECEMBER, 1996

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196  
The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 10th day of December, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
James B. Morales  
Manuel A. Rosales  
Lynette Sweet

and the following was absent:

Benny Y. Yee

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Leon Thibeaux; Al Williams; Mary Helen Rogers; Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; David Osgood, Rincon Point Center Tenants Association; Mitchell Jamerson, Jamerson Construction; Jan Newton; Lucian Blazej; Leslie Spencer, Ramirez & Co; and Gloria Brown, Fillmore Center.

Representing the press was: Gerald Adams, San Francisco Examiner

UNFINISHED BUSINESS

- (a) Resolution No. 237-96 authorizing Selection of Underwriters for Refunding of Hotel Tax Bonds; Yerba Buena Center. (Continued from the meeting of November 19, 1996)

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 237-96 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, November 12 and 19, 1996; Closed Session Meetings, August 6, 20 and 27, September 10, October 22 and 29, 1996.
- (b) Resolution No. 244-96 authorizing the Executive Director to select a contractor and enter into a Personal Services Contract to expend an amount not to exceed \$75,000 for the purpose of installing miniature lights in the street trees along Fillmore Street; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 244-96, BE ADOPTED.

#### NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 245-96 approving a Lease Agreement with the U.S. Navy for certain buildings at the Hunters Point Naval Shipyard and authorizing the Executive Director to enter into interim Subleases or Licenses pursuant to the approved Lease; Hunter Point Shipyard Survey Area.

Speakers: Leon Thibeaux; and Al Williams.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 245-96 BE ADOPTED.

- (d) Resolution No. 246-96 authorizing the Redevelopment Agency to apply for and accept funds totaling \$8,211,000 from the U.S. Department of Housing and Urban Development for the Housing Opportunities for Persons with AIDS Program.

Speaker: Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 246-96 BE ADOPTED.

- (e) Resolution No. 247-96 authorizing a Personal Services Contract in an amount not to exceed \$100,000 with Lucian Robert Blazej to provide assistance to the Rincon Point-South Beach Citizens Advisory Committee in discharging its obligations on matters related to the proposed Ballpark at China Basin; Rincon Point-South Beach.

Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee.

MOTION: IT WAS MOVED BY MR. MORALES, SECONDED BY MS. SWEET, AND CARRIED, WITH MR. ROSALES OPPOSING, THAT ITEM (e), RESOLUTION NO. 247-96, BE CONTINUED TO THE MEETING OF DECEMBER 17, 1996.

- (f) Resolution No. 248-96 authorizing a Fourth Amendment to the Professional Services Contract with Terry A. Hayes Associates in an amount not to exceed \$92,700 for the preparation of the Final Environmental Impact Report for the South of Market Redevelopment Plan Amendment; South of Market.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 248-96 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) David Osgood, Rincon Center Tenants Association, spoke regarding rent increases at Rincon Towers Apartments.
- (b) Mitchell Jamerson. Jamerson Construction, expressed appreciation to the Commission and staff for assisting him to secure construction work in a Redevelopment Project Area.
- (c) Mary Helen Rogers requested that a report be made following discussion on the Closed Session items.

REPORT OF THE PRESIDENT

- (a) Sony Groundbreaking event, December 12

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Purchasing Policy and review of expenditure authority
- (b) San Francisco Partnership Tour
- (c) Lower Fillmore Master Leasing Program

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

northwest corner of Webster and Eddy Streets (Parcel 732-B) in the Western Addition A-2 with Fillmore Marketplace, L.P.

northeast corner of Fillmore and Eddy Streets (Parcel 732-A) in the Western Addition A-2 with Fillmore Renaissance Associates.

Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.



RECESS

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:10 p.m.

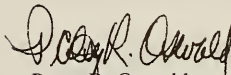
RECONVENED

At this time, 8:00 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:02 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" and last name "Oswald" clearly distinguishable.

Patsy R. Oswald  
Agency Secretary

APPROVED

January 7, 1997

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12/17/96

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
17TH DAY OF DECEMBER, 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 3:00 p.m. on the 17th day of December, 1996, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
James B. Morales  
Manuel A. Rosales  
Lynette Sweet  
Benny Y. Yee

and the following was absent:

Leroy King (Arrived 3:55 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Lucian Blazej; Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; Mary Helen Rogers; Bill Witte, Fillmore Marketplace; Randall Evans; Joseph Skiffer; Michael Vanderhorst; Bob McCurn; Gary Cohen; Reagan Howe; and Mike Mahoney, San Francisco Police Department.

Representing the press was: Gerald Adams, San Francisco Examiner.

UNFINISHED BUSINESS

- (a) Resolution No. 223-96 authorizing an Agreement for Working Capital Funding and Operation of Child Care Center at Yerba Buena Gardens with South of Market Child Care Center, Inc.; Yerba Buena Center. (Continued from the meeting of November 12, 1996)

RULE OF THE CHAIR: PRESIDENT KOUBA INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER ITEM (a), RESOLUTION NO. 223-96, WOULD BE CONTINUED. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

- (b) Resolution No. 247-96 authorizing a Personal Services Contract in an amount not to exceed \$100,000 with Lucian Robert Blazej to provide assistance to the Rincon Point-South Beach Citizens Advisory Committee in discharging its obligations on matters related to the proposed

Ballpark at China Basin; Rincon Point-South Beach. (Continued from the meeting of December 10, 1996)

Speaker: Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND CARRIED, WITH MR. MORALES OPPOSING, THAT RESOLUTION NO. 247-96 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 249-96 urging the Public Employees' Retirement System to add Domestic Partners as Eligible Dependents for health benefits coverage.
- (b) Resolution No. 250-96 authorizing purchase of Property Management software from JD Edwards World Solutions in an amount not to exceed \$34,800.
- (c) Resolution No. 251-96 authorizing a Second Amendment to the Disposition and Development Agreement with the San Francisco Museum of Modern Art regarding the development of the East Block Two Museum Site (Parcel EB-2B) located on the east side of Third Street between Minna and Howard Streets; Yerba Buena Center.
- (d) Resolution No. 252-96 awarding Demolition and Site Clearance Contract RP-3 to Cleveland Wrecking Company in an amount not to exceed \$37,740 for the demolition and site clearance of the Billboard on Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.
- (e) Resolution No. 253-96 extending Agency policy of waiving berthing fees at South Beach Harbor for non-profit community sailing organizations; Rincon Point-South Beach.
- (f) Public Hearing and authorizing an Agreement for Disposition of Land for 1272 South Van Ness Avenue with Habitat for Humanity San Francisco; South Van Ness Avenue near 24th Street. (Staff will recommend this item be continued)

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) THROUGH (g), RESOLUTION NUMBERS 249-96 THROUGH AND INCLUDING RESOLUTION NO. 253-96, BE ADOPTED AND THAT ITEM (f) BE CONTINUED.

NEW BUSINESS - REGULAR AGENDA

- (g) Resolution No. 254-96 commending and expressing appreciation to Daisy Westry for her services on the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 254-96 BE ADOPTED

- (h) Resolution No. 255-96 authorizing a First Amendment to a Regulatory and Grant Agreement with Housing Development and Neighborhood Preservation, increasing the grant amount by no more than \$263,000, in connection with development of affordable housing at 587 Natoma Street; South of Market.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 255-96 BE ADOPTED.

- (i) Resolution No. 256-96 authorizing an Agreement for the purchase of real property located at 464 Natoma Street in connection with the development of affordable housing; South of Market.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 256-96 BE ADOPTED.

- (j) Resolution No. 257-96 authorizing a Seventh Amendment which modifies the terms of the payment of land price and predevelopment loans and revises the schedule of performance of the Agreement for Disposition of Land for Private Development with Fillmore Marketplace, L.P. for the purchase and development of Parcel 732-B located on the northwest corner of Webster and Eddy Streets; Western Addition A-2.

At this time, 3:55 p.m., Mr. King arrived at the meeting.

Speakers: Mary Helen Rogers; Bill Witte, Fillmore Marketplace; Randall Evans; and Joseph Skiffer.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 257-96 BE ADOPTED.

At this time, 4:10 p.m., Mr. Yee left the meeting

- (k) Resolution No. 258-96 authorizing an amendment to the Personal Services Contract with San Francisco Renaissance to increase the amount payable by an amount not to exceed \$10,000 and to amend the scope of services to include an additional 200 hours of services to residents of the Hunters Point Redevelopment Project Area and to support six monthly meetings of the Mini-Business Association; Hunters Point.

ADOPTION: IT WAS MOVED MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 258-96 BE ADOPTED.

At this time, 4:15 p.m., Mr. Yee returned to the meeting.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 259-96 memorializing and commending the contributions of Rich Sorro to the Redevelopment Agency of the City and County of San Francisco.

This is not an agenda item and, in accordance with the Brown Act regulations, a determination needs to be made by the Commission that a necessity to take action on this off-agenda item arose after posting of the agenda on Friday, December 13, 1996. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of five Commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS MATTER AROSE AFTER POSTING OF THE AGENDA ON DECEMBER 13, 1996.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 259-96 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA. BUT AGENCY RELATED MATTERS

- (a) Randall Evans, Michael Vanderhorst, Mary Helen Rogers and Bob McCurn, contractor, spoke regarding jobs for community residents in connection with the installation of miniature lights in the street trees along Fillmore Street in the Western Addition A-2.
- (b) Gary Cohen spoke regarding Leola King's relocation claim.

REPORT OF THE PRESIDENT

- (c) The Rose Hotel, 125 6th Street, held its celebration for start of rehabilitation on December 11, 1996.
- (b) SONY Retail Entertainment Center at Yerba Buena Gardens held its start of construction celebration on December 12, 1996.



## REPORT OF THE EXECUTIVE DIRECTOR

- (a) The City Planning Commission acted on December 12, 1996 to approve the Preliminary Redevelopment Plans for Mid-Market, Mission Bay North, South Bayshore; and an amendment to the Redevelopment Plan for Rincon Point-South Beach.

## CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

northeast corner of Fillmore and Eddy Streets (Parcel 732-A) in the Western Addition A-2 with Fillmore Renaissance Associates; and

1272 Van Ness Avenue with Habitat for Humanity San Francisco; and

Central Block 1 Office Building Site located in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with Millennium Partners (WDG) Ventures, Inc.; and

northeast corner of Third and Howard Streets (East Block 2-C) in Yerba Buena Center with Hampshire Limited Liability.

Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

## RECESS

It was moved by Mr. Rosales, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 4:50 p.m.

## RECONVENED

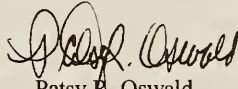
At this time, 5:40 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.



ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:42 p.m.

Respectfully submitted,



Patsy R. Oswald  
Agency Secretary

APPROVED

January 28, 1997

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON  
DECEMBER 24 OR DECEMBER 31, 1996

THE NEXT REGULAR MEETING WILL BE HELD ON  
JANUARY 7, 1997

Prepared and mailed December 18, 1996

DOCUMENTS DEPT.

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
7TH DAY OF JANUARY, 1997

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97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 7th day of January, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President  
Darshan Singh, Vice President  
Leroy King  
James B. Morales  
Manuel A. Rosales  
Lynette Sweet

and the following was absent:

Benny Y. Yee (Arrived 4:23 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Lalit Mathur, Vice President, Federation of Indo-American Association and President, Mathur Engineering and Construction Management; Mark Goldberg, Museum Parc; Stephen Taber, California Historical Society; John Elberling, Yerba Buena Consortium; Anita Hill, Yerba Buena Alliance; Matthew Witte, Griffin Related Properties; Philip Aarons and Paula Collins, CB-1 Entertainment Associates, L.P.; Ron Kaufman, Jewish Museum; John Elberling, Yerba Buena Consortium; Anita Hill, Yerba Buena Alliance; Sue Hestor, Friends of the Gardens. Michael Vanderhorst; Randall Evans; Msgr. Fred Bitanga and Virgil Capetti, St. Patrick's; Kim Jackson, Local 2; Reagan Howe and Michael Mahoney, San Francisco Police Department.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Special Meeting, October 24, 1996; Regular Meetings, November 26 and December 10, 1996.



ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

**(b) ELECTION OF OFFICERS**

The Agency's By-laws indicate that there shall be an election of officers (President and Vice President) at the last regular or special meeting in December. However, in the event such officers are not elected in December, their election shall be held at any meeting of the Agency, regular or special, held during the following months of January or February. Until an election is held, an interim President and Vice President may be elected to hold office until the regular election in January or February. The terms will be from January 1 to December 31, 1997.

MOTION: IT WAS MOVED BY MS. SWEET, THAT MR. SINGH BE ELECTED PRESIDENT AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King  
Mr. Morales  
Mr. Kouba  
Mr. Singh  
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. Rosales

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

Speaker: Lalit Mathur, Vice President, Federation of Indo-American Association and President, Mathur Engineering and Construction Management.

MOTION: IT WAS MOVED BY MR. KOUBA THAT MS. SWEET BE ELECTED VICE PRESIDENT AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King  
Mr. Morales  
Mr. Rosales  
Mr. Singh  
Ms. Sweet  
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

At this time, 4:23 p.m., Mr. Yee arrived at the meeting.

- (c) Public Hearing to hear all persons interested in an Amendment to the Yerba Buena Center Redevelopment Plan

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 1-97 approving Addendum #3 to the Yerba Buena Center Subsequent Environmental Impact Report in connection with the proposed Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area and finding that no further Environmental Document is required; approving the proposed Amendment to the Redevelopment Plan and recommending approval and adoption of the proposed Amendment by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Amendment, to the Board of Supervisors.

- (d) Resolution No. 2-97 approving the report to the Board of Supervisors on the proposed Amendment to the Redevelopment Plan for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco.

Speakers - Items (c) and (d): Mark Goldberg, Museum Parc; Stephen Taber, California Historical Society; John Elberling, Yerba Buena Consortium; Anita Hill, Yerba Buena Alliance; and Matthew Witte, Griffin Related Properties.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. MORALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 1-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. MORALES, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 2-97, BE ADOPTED.

- (e) Resolution 3-97 authorizing Exclusive Negotiations with CB-1 Entertainment Associates, L.P. (Millennium and WDG Ventures, Inc.) for the Central Block 1 Office Site located on the south side of Market Street to the east of Fourth Street and the Marriott Hotel; Yerba Buena Center.

Speakers: Philip Aarons and Paula Collins, CB-1 Entertainment Associates, L.P.; Ron Kaufman, Jewish Museum; John Elberling, Yerba Buena Consortium; Anita Hill, Yerba Buena Alliance; and Sue Hestor, Friends of the Gardens.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KOUBA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 3-97 BE ADOPTED.

RECESS

The meeting recessed at 5:55 p.m. and reconvened at 6:05 p.m. with the same roll call with the exception of Mr. Rosales.

- (f) Resolution No. 4-97 authorizing a Personal Services Contract with EIP Associates, Inc. in an amount not to exceed \$989,000 to provide environmental review services; South Bayshore Survey Area.

At this time, 6:22 p.m., Mr. Rosales returned to the meeting.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 4-97 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Harry L. Jamerson, Jamerson's Construction, spoke regarding the lack of construction contract awards to African American contractors in Redevelopment Projects.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Howard Streets in Yerba Buena Center and the entity the Agency may negotiate with is Hampshire Limited Liability.

Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

RECESS

It was moved by Mr. Kouba, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:50 p.m.

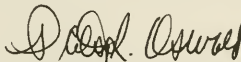
RECONVENED

At this time, 7:13 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "P. Oswald", written over the printed name.

Patsy R. Oswald  
Agency Secretary

APPROVED

January 28, 1997



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
14TH DAY OF JANUARY, 1997

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4/97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 3:00 p.m. on the 14th day of January, 1997, the place and date duly established for holding of such a meeting.

The Acting President called the meeting to order and on roll call the following answered present:

Lynette Sweet, Acting President  
Leroy King  
Jon Henry Kouba  
James B. Morales  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

Darshan Singh, President (Arrived 3:40 p.m.)

The Acting President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Robert A.M. Stern, Graham Wyatt; Corwin and Christopher Booth, C & C Investments; M. Bruce Ottolini, Ottolini & Booth Architects; Supervisor Susan Leal; Rene Velasquez; Ellen Gavin; Jake Paulosky; Douglas Shoemaker, Mission Housing; Rebecca Aced, Mission Neighborhood Centers; Andrew Solow; James Keefer; Janet Clyde; Ross Worder; John Barbey; Fred Levinson, Rabbi Brian Lurie, Robert Eisenman and Bruce Judd, Jewish Museum; Paula Collins, WDG Ventures; John Elberling, Yerba Buena Consortium; Antonio Salazar-Hobson, Chair, Mexican Museum; Deacon Virgil Capati, St. Patrick's Church; Ted Hochschwender, RMW & Mexican Museum; Obaid Afredi, ANA Hotel San Francisco; Richard Keating, DMJM Architects; Kenneth Sheidig, A.C. Transit; Clark Manus, Chair, Transbay Citizens Advisory Committee; and Norman Rolfe, San Francisco Tomorrow; Alice Barkley, Michael Sheats and Keith Millay, Kaiser; Arnold Townsend; Jan Bolaffi, Western Addition Neighborhood Association; Essie Collins; John Billovitz, Department of City Planning; David Osgood, Rincon Tenants Association; Tom Haver; Reagan Howe and Michael Mahoney, San Francisco Police Department; Sal La Rocca, La Rocca & Associates; Victoria Kardum; Rose and Bill Churchwar; and Jeff Weil.

Representing the press were: Gerald Adams, San Francisco Examiner; John King and Dan Levy, San Francisco Chronicle.



NEW BUSINESS - REGULAR AGENDA

- (a) Design Workshop on the proposed GAP Development on Site C-1; Rincon Point-South Beach.

Speakers: Robert A.M. Stern, Graham Wyatt; Corwin Booth, C & C Investments; and M. Bruce Ottolini, Ottolini & Booth Architects.

Mr. Singh arrived at the meeting at 3:40 p.m. during the speaker presentations and assumed the Chair.

RECESS

The meeting recessed at 3:55 p.m. and reconvened at 4:00 p.m. with the same roll call, with the addition of Mr. Singh.

- (b) Presentation by Supervisor Leal and Rene Velasquez, Mission District Liaison, on the 24th Street Summit: Findings and next steps.

Speakers: Supervisor Susan Leal; Rene Velasquez; Ellen Gavin; Jake Paulosky; Douglas Shoemaker, Mission Housing; Rebecca Aced, Mission Neighborhood Centers; Andrew Solow; James Keefer; Janet Clyde; Ross Worder; and John Barbey.

RECESS

The meeting recessed at 5:15 p.m. and reconvened at 5:20 p.m. with the same roll call.

- (c) Presentation by the Jewish Museum of initial program and design proposals for the Jessie Street Substation; Yerba Buena Center.

Speakers: Fred Levinson, Rabbi Brian Lurie, Robert Eisenman and Bruce Judd, Jewish Museum; Paula Collins, WDG Ventures; John Elberling, Yerba Buena Consortium; Antonio Salazar-Hobson, Chair, Mexican Museum; Deacon Virgil Capati, St. Patrick's Church; Ted Hochschwender, RMW & Mexican Museum; and Obaid Afredi, ANA Hotel San Francisco.

RECESS

The meeting recessed at 6:20 p.m. and reconvened at 6:30 p.m. with the same roll call.

- (d) Workshop on progress and programming conceptual design studies for new Transbay bus facilities; Transbay Survey Area.

Speakers: Richard Keating, DMJM Architects; Kenneth Sheidig, A.C. Transit; Clark Manus, Chair, Transbay Citizens Advisory Committee; and Norman Rolfe, San Francisco Tomorrow.

RECESS

The meeting recessed at 7:25 p.m. and reconvened at 7:35 p.m. with the same roll call.

- (e) Workshop on Kaiser Hospital Master Plan by Kaiser and its Architect; Western Addition A-1.

Speakers: Alice Barkley, Michael Sheats and Keith Millay, Kaiser; Arnold Townsend; Jan Bolaffi, Western Addition Neighborhood Association; Essie Collins; and John Billovitz, Department of City Planning.

- (f) Presentation on the Agency's 1997-98 budget.

RULE OF THE CHAIR: PRESIDENT SINGH INDICATED THAT SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (f) WOULD BE CONTINUED. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

### CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Howard Streets in Yerba Buena Center and the entity the Agency may negotiate with is Hampshire Limited Liability.
- (b) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

### RECESS

It was moved by Mr. Kouba, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 8:15 p.m.

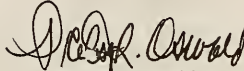
### RECONVENED

At this time, 8:35 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:37 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

January 28, 1997

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON  
JANUARY 21, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON  
JANUARY 28, 1997

Prepared and mailed January 15, 1997

DOCUMENTS DEPT.

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 Golden Gate Avenue  
San Francisco, CA 94102  
749-2400

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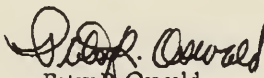
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CALL AND NOTICE OF SPECIAL MEETING  
OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF  
SAN FRANCISCO

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY NOTICE IS HEREBY  
GIVEN that a Special Meeting of the Redevelopment Agency of the City and County of San  
Francisco will be held in Room 404 at 401 Van Ness Avenue, San Francisco, California, at  
1:30 o'clock p.m. on Thursday, January 23, 1997, for the purpose of:

- (i) Holding a joint public hearing with the City Planning Commission to receive public  
comment on the Draft Environmental Impact Report for Kaiser Hospital Master Plan, and
- (ii) Finding and Certifying that the South of Market Redevelopment Plan  
Amendment Final Environmental Impact Report is Adequate, Accurate and Objective.

  
Patsy R. Oswald  
Agency Secretary

Date: January 21, 1997





SAN FRANCISCO REDEVELOPMENT AGENCY

January 23, 1997

The Minutes of this meeting are not available.



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
28TH DAY OF JANUARY, 1997

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28/97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 28th day of January, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Jon Henry Kouba  
James B. Morales  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Gloria Brown, Fillmore Center Tenants Association; Amanda Metcalf, Attorney for Rasselas Jazz Club; Jessica Romm; Mary Helen Rogers; Essie Collins; Jamie Jamerson; Earl White, San Francisco Black Chamber of Commerce; Ace Washington; Randall Evans; Agonifer Shiferaw, Rasselas Jazz Club and Restaurant; Arthur Andreas; Anne Stanton, Larkin Street Services; John Buss, Hampshire Limited Liability; Alvin Norman; Al Borvice, Housing Development and Neighborhood Preservation Corporation; Karin Lucas, Lahn Architects; Mary J. Smith; Kim Jackson, Local 2; and Reagan Howe, San Francisco Police Department.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, December 17, 1996, January 7 and 14, 1997; Closed Sessions: November 12, 19, 26, December 10, 17, 1996, January 7 and 14, 1997.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AS AMENDED, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in the  
Sale of Land at 1272 South Van Ness Avenue

The President opened the Public Hearing to hear all persons interested in this matter.

Authorizing the Sale of Land at 1272 South Van Ness Avenue (near 24th Street) to Habitat for Humanity San Francisco; Non-Redevelopment Area/Agency Affordable Housing Program.

MOTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (b) AND THE PUBLIC HEARING BE CONTINUED TO THE MEETING OF FEBRUARY 25, 1997.

- (c) Resolution No. 6-97 authorizing the issuance of a conditional financing commitment for tenant improvements in an amount not to exceed \$737,000 to Agonifer Shiferaw, sole proprietor of Rasselas Jazz Club and Restaurant, in connection with the Lower Fillmore Revitalization Project; Western Addition A-2.

Speakers: Gloria Brown, Fillmore Center Tenants Association; Amanda Metcalf, Attorney for Rasselas Jazz Club; Jessica Romm; Mary Helen Rogers; Essie Collins; Jamie Jamerson; Earl White, San Francisco Black Chamber of Commerce; Ace Washington; Randall Evans; Agonifer Shiferaw, Rasselas Jazz Club and Restaurant; and Arthur Andreas.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 6-97 BE ADOPTED.

- (d) Resolution No. 7-97 adopting environmental findings (and statement of overriding considerations) made pursuant to the California Environmental Quality Act and State guidelines in connection with authorization of execution of an Agreement with the City and County of San Francisco for the purchase of real estate which is related to the Preliminary Plan to amend the Rincon Point-South Beach Redevelopment Project Area to include Parcel X-1, and authorizing the Executive Director to execute the Purchase and Sale Agreement; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 7-97 BE ADOPTED.

- (e) Resolution No. 8-97 authorizing a Second Amendment to a loan agreement with Housing Development and Neighborhood Preservation Corporation in connection with the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program.

- (f) Resolution No. 9-97 authorizing a First Amendment to a Grant and Regulatory Agreement with Housing Development and Neighborhood Preservation Corporation in connection with the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program.

Speakers: Items (e) and (f): Al Borvice, Housing Development and Neighborhood Preservation Corporation; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 8-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 9-97, BE ADOPTED.

- (g) Resolution No. 10-97 authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Larkin Street Services in an amount not to exceed \$200,000 related to the development of a 12-unit licensed residential facility at 129 Hyde Street.

Speaker: Anne Stanton, Larkin Street Services.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 10-97 BE ADOPTED.

- (h) Resolution No. 11-97 recommending that the Board of Supervisors determine that all challenges received in the South Bayshore Project Area Committee Elections have been investigated and resolved; and find that the election procedures were followed and confirm the elected Project Area Committee Members; South Bayshore Survey Area.

Speaker: Alvin Norman

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 11-97 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) John Buss, Hampshire Limited Liability requested an extension to the termination date of the Land Disposition Agreement for Parcel EB-2C located at the northeast corner of Third and Howard Streets in Yerba Buena Center.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at Third and Howard Streets (Parcel EB-2C) in Yerba Buena Center and the entity the Agency may negotiate with is Hampshire Limited Liability.



(b) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. (1) the name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. (Case No. 96-0577 FMS). (2) the name of the case is San Francisco Redevelopment Agency v. California Creole.

(c) Pursuant to Government Code Section 54957 on personnel, with respect to the position of Executive Director.

### RECESS

It was moved by Mr. Kouba seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:40 p.m.

### RECONVENED

At this time, 7:05 p.m. the meeting reconvened back to the regular session, with the same roll call.

### MATTERS NOT APPEARING ON AGENDA

This is not an agenda item and, in accordance with the Brown Act regulations, a determination needs to be made by the Commission that a necessity to act on this matter arose after posting of the agenda on Friday, January 24, 1997. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five Commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS MATTER AROSE AFTER POSTING OF THE AGENDA ON JANUARY 24, 1997.

MOTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT THE TERMINATION DATE OF THE LAND DISPOSITION AGREEMENT WITH SNH, SAN FRANCISCO, LCC, A CALIFORNIA LIMITED LIABILITY COMPANY, BE EXTENDED UNTIL APRIL 30, 1997, SUBJECT TO THE FOLLOWING CONDITIONS: (1) THAT THE DEVELOPER SHALL, NO LATER THAN FEBRUARY 6, 1997, PAY \$225,000 TO THE MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT; (2) THAT THE DEVELOPER CONTINUE ITS AGREEMENT TO ACCRUE A \$1,360.68 PER DIEM EXTENSION FEE FROM MAY 29, 1996 UNTIL CLOSE OF ESCROW; (3) THAT THE DEVELOPER DILIGENTLY CONTINUE ITS EFFORTS TO OBTAIN A FOUR STAR HOTEL OPERATOR FOR THE SITE; (4) THAT THE DEVELOPER KEEP THE INTEREST PAYMENTS CURRENT ON ITS LOAN FROM BANK NACIONAL DE PARIS AND (5) THE DEVELOPER UNDERSTANDS THAT THE AGENCY WILL BE PREPARED TO ISSUE A REQUEST FOR PROPOSALS FOR THE PROPERTY BY MAY 1, 1997.

RECESS

It was moved by Mr. Kouba, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:10 p.m.

RECONVENED

At this time, 8:20 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:22 p.m.

Respectfully submitted,

Patsy R. Oswald  
Agency Secretary

APPROVED

February 25, 1997



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
4TH DAY OF FEBRUARY, 1997

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4/97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 4th day of February, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Jon Henry Kouba  
James B. Morales  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Scott Madison, Hunters Point Shipyard Citizens Advisory Committee; Randall Evans; Mary Helen Rogers; Richard Brown, Ella Hill Hutch Community Center; Al Norman; Henry Aran, Transamerican Engineering; Herman Ranes; and Mel Simmons, Culture on the Corner.

NEW BUSINESS - CONSENT AGENDA

At the request of Mr. Rosales, Consent Agenda (a) was removed from the Consent Agenda and considered as a Regular Agenda item.

At the request of members of the public, item (b) was removed from the Consent Agenda and considered as a Regular Agenda item.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 12-97 authorizing a Third Amendment to the Personal Services Contract with the Alfred Williams Consultancy by an amount not to exceed \$29,750 to provide Liaison Consultant Services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Survey Area.

Speaker: Scott Madison, Hunters Point Shipyard Citizens Advisory Committee.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 12-97 BE ADOPTED WITH THE CONDITION THAT A REPORT BE MADE TO THE COMMISSION ON THE PERFORMANCE OF THE ALFRED WILLIAMS' CONSULTANCY.

- (b) Resolution No. 13-97 \$30,000 First Amendment to the Architectural Agreement with Michael Willis & Associates for Architectural and Urban design Services for Fillmore Streetscape and Urban Design Improvements; Western Addition A-2.

Speakers: Randall Evans; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 13-97 BE ADOPTED.

- (c) Public Hearing to hear all persons interested in an amendment to the Design for Development; Rincon Point-South Beach.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 14-97 authorizing an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area.

- (d) Resolution No. 15-97 authorizing an amendment to the Owner Participation Agreement with One Embarcadero South Venture for the development of Block 3792, Lot 3, and Block 3793, Lots 1 and 2 ("Site L"); Rincon Point-South Beach.

RULE OF THE CHAIR: PRESIDENT SINGH INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (c), RESOLUTION NO. 14-97, AND THE PUBLIC HEARING, WOULD BE CONTINUED TO THE MEETING OF FEBRUARY 11, 1997 AT STAFF REQUEST. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

RULE OF THE CHAIR: PRESIDENT SINGH INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (d), RESOLUTION NO. 15-97, WOULD BE CONTINUED TO THE MEETING OF FEBRUARY 11, 1997 AT STAFF REQUEST. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

- (e) Presentation on the Agency's 1997-98 Budget.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Richard Brown, Ella Hill Hutch Community Center, commended the Agency on a workshop held on January 30 regarding the Fillmore Streetscape Project.

RECESS

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:20 p.m.

RECONVENED

At this time, 7:50 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Kouba, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:52 p.m.

Respectfully submitted,

Patsy R. Oswald  
Agency Secretary

APPROVED

February 25, 1997





MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
11TH DAY OF FEBRUARY, 1997

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 11th day of February, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Leroy King  
Jon Henry Kouba  
Manuel A. Rosales  
Benny Y. Yee

and the following were absent:

Lynette Sweet, Vice President (Arrived 4:10 p.m.)  
James B. Morales (Arrived 4:20 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Jim Haas, Rincon Point-South Beach Citizens Advisory Committee; Reed H. Bement, Hills Plaza Homeowners Association; Mary Helen Rogers; Randall Evans; John Clawson, Rincon Point Development Company; and Jan Hernandez, Combs & Greenley.

Representing the press was: Gerald Adams, San Francisco Examiner.

The President reported that pursuant to Government Code 54957.1(a)(5) that at its Closed Session Session on February 4, 1997, the Commission gave Clifford Graves, the Agency's Executive Director, written notice of termination of his employment contract.

At this time, 4:10 p.m., Ms. Sweet arrived at the meeting.

UNFINISHED BUSINESS

- (a) Public Hearing to hear all persons interested in an amendment to the Design for Development; Rincon Point-South Beach.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 14-97 authorizing an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area.

- (b) Resolution No. 15-97 authorizing an amendment to the Owner Participation Agreement with One Embarcadero South Venture for the development of Block 3792, Lot 3, and Block 3793, Lots 1 and 2 ("Site L"); Rincon Point-South Beach.

Speaker - Items (a) and (b): Jim Haas, Rincon Point-South Beach Citizens Advisory Committee.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KOUBA, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 14-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KOUBA, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 15-97, BE ADOPTED.

#### RECESS

The meeting recessed at 4:15 p.m., and reconvened at 4:17 p.m.

#### NEW BUSINESS

The following Public Hearing was called on The Gap Items (a) - (g):

Public Hearing to hear all persons interested in an amendment to the Redevelopment Plan for Rincon Point-South Beach Project Area

The President opened the Public Hearing to hear all persons interested in this matter.

At this time, 4:20 p.m., Mr. Morales arrived at the meeting.

- (a) Resolution No. 16-97 adopting Environmental Findings (and Statement of Overriding Considerations) made pursuant to the California Environmental Quality Act and State Guidelines in connection with (1) an amendment to the Rincon Point-South Beach Redevelopment Plan to include Parcels X-1 and X-2 in the Project Area, (2) amendments to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area, (3) conditional approval for revised Basic Concept Drawings for a Headquarters Office Building to be constructed pursuant to a Disposition and Development Agreement between the Gap, Inc. and the Redevelopment Agency of the City and County of San Francisco, (4) an amendment to the Open Space Variance, and (5) certain amendments to the Disposition and Development Agreement; Rincon Point-South Beach.
- (b) Resolution No. 17-97 approving the report to the Board of Supervisors on the proposed amendment to the Redevelopment Plan for the Rincon Point-South Beach Redevelopment

Project Area and authorizing transmittal of the report to the Board of Supervisors of the City and County of San Francisco; Rincon Point-South Beach.

- (c) Resolution No. 18-97 approving a proposed amendment to the Rincon Point-South Beach Redevelopment Plan; transmitting the proposed amendment to the City Planning Commission; recommending approval of the proposed amendment by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed amendment, to the Board of Supervisors; Rincon Point-South Beach.
- (d) Resolution No. 19-97 conditionally approving an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area and recommending to the City Planning Commission that it conditionally approve the amendment; Rincon Point-South Beach.
- (e) Resolution No. 20-97 conditionally approving the Basic Concept Design for the Gap, Inc.'s Headquarters Office Building to be located on Parcels C-1 and X-1 in the Rincon Point-South Beach approved Redevelopment Project Area pursuant to a Disposition and Development Agreement between the Redevelopment Agency of the City and County of San Francisco and the Gap, Inc.; Rincon Point-South Beach.
- (f) Resolution No. 21-97 amending variance granted pursuant to Resolution No. 7-95 relating to open space fees in connection with a Disposition and Development Agreement with the Gap, Inc. for the development of a Headquarters Building and related open space and other uses on Parcels C-1, C-2 and X-1 in the Rincon Point-South Beach Approved Redevelopment Project Area.
- (g) Resolution No. 22-97 conditionally authorizing execution of a First Amendment to the Disposition and Development Agreement between the Redevelopment Agency of the City and County of San Francisco and the Gap, Inc.; Rincon Point-South Beach.

Speaker: Reed H. Bement, Hills Plaza Homeowners Association.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 16-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 17-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 18-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 19-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 20-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 21-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 22-97, BE ADOPTED.

### RECESS

The meeting recessed at 5:10 p.m. and reconvened at 5:15 p.m.

- (h) Resolution No. 23-97 rescinding Resolution No. 252-96 and awarding Demolition and Site Clearance Contract RP-3 to ICONCO, Inc. in an amount not to exceed \$93,800 for the demolition and site clearance of the Billboard on Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.

Speaker: John Clawson, Rincon Point Development Company.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 23-97 BE ADOPTED.

- (i) Consideration of the Agency's 1997-98 Budget.

Speaker: Mary Helen Rogers.

- (j) Workshop on the status of Housing Opportunities for Persons with AIDS Program.

### PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speaker: Randall Evans spoke regarding the Executive Director and personal service contracts in the Agency's Legal Division.

### CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation: one potential case.
- (b) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.
- (c) Pursuant to Government Code Section 54957 on personnel, with respect to the position of Executive Director.

RECESS

It was moved by Mr. Kouba, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:40 p.m.

RECONVENED

At this time, 7:45 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Kouba, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:47 p.m.

Respectfully submitted,

Patsy R. Oswald  
Agency Secretary

APPROVED

February 25, 1997





5  
8/97

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
18TH DAY OF FEBRUARY, 1997

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 3:00 p.m. on the 18th day of February, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Jon Henry Kouba

DOCUMENTS DEPT.

and the following was absent:

James B. Morales  
Manuel A. Rosales (Arrived 3:55 p.m.)  
Benny Y. Yee (Arrived 4:00 p.m.)

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The President declared that a quorum was present.

Robert T. Gamble, Deputy Executive Director, Finance and Project Development, and staff members were also present.

Also present were: Mary Helen Rogers; and Espanola Jackson.

NEW BUSINESS - REGULAR AGENDA

- (a) Workshop on the Agency's 1997-98 Budget..

Speakers: Mary Helen Rogers; and Espanola Jackson.

CLOSED SESSION

Pursuant to Government Code Section 54957 on personnel with respect to the position of Executive Director.

RECESS

It was moved by Mr. Kouba, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 4:15 p.m.

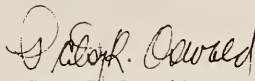
RECONVENED

At this time, 4:48 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Kouba, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:50 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald  
Agency Secretary

APPROVED

March 11, 1997

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
25TH DAY OF FEBRUARY, 1997

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DOCUMENTS DEPT

MAR 28 1997

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5/97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 25th day of February, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Leroy King  
Manuel A. Rosales  
Benny Y. Yee

and the following were absent:

Lynette Sweet, Vice President (Arrived 5:00 p.m.)  
Jon Henry Kouba (Arrived 4:20 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Mary Helen Rogers; Ocie Rogers; William K. Coblenz, Coblenz, Cahen, McCabe & Breyer; Timothy Tosta and Carl L. Williams, Baker & McKenzie; Stan Dupree, St. Francis Place; Bob Davis, KTB Realty Partners; Allan G. Mutchnik, Mitsubishi; W. Dean Henry, Lincoln Property Company; Nicholas L. Feakins, representing Shimabun, Ins.; Reverend Arnold Townsend; Alex Pitcher, SBCDC; Dorothy Lawrence, Bay View News; Pauline Peele; Kathy Deny; Marshall Sanders; Dorothy Peterson; Marie Franklin; Al Williams; Michele Henry Ellis; Ena Agurrie; Michele Daniels; Captain Hettrich., San Francisco Police Department; Jack Bair, San Francisco Giants; Joe Spear, HOK Sports; Michael Willis, Michael Willis Associates; Olivia Chen, Olivia Chen Consultants; Pat O'Brien and Cheryl Barton, Landscape Architects; Debra Nichols, Debra Nichols Design; Denis Henmi, Kwan Henmi Architects; Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; Joe Boss, South Beach Harbor District; John Yee, San Francisco Giants; Sarah Ames; Adele Naude Santos; Essie Collins, Beale Brown & Collins; and David Cincotta, Jewish Family and Children's Services.

Representing the press was: Mark Rutherford, Western Edition.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Special Meeting, January 23, 1997; Regular Meetings, January 28, February 4 (as amended) and 11, 1997.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, THAT CONSENT AGENDA (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in the Sale of Land at 1272 Van Ness Avenue

Authorizing the Sale of Land at 1272 Van Ness Avenue (near 24th Street) to Habitat for Humanity San Francisco, Non-Redevelopment Area/Agency Affordable Housing Program. (Continued from the meeting of January 28, 1997).

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (b) BE CONTINUED TO THE MEETING OF MARCH 25, 1997.

At this time, 4:20 p.m., Mr. Kouba arrived at the meeting.

- (c) Resolution No. 24-97 authorizing an extension of the term of and other modifications to the \$39,860,000 Redevelopment Agency of the City and County of San Francisco Variable Rate Demand Housing Mortgage Revenue Refunding Bonds (St. Francis Place) 1989 Issue A; Yerba Buena.

Speakers: William K. Coblentz, Coblentz, Cahen, McCabe & Breyer; Timothy Tosta and Carl L. Williams, Baker & McKenzie; Stan Dupree, St. Francis Place; Bob Davis, KTB Realty Partners; and Allan G. Mutchnik, Mitsubishi.

Ms. Sweet arrived at 5:00 p.m. during the speaker presentations.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 24-97 BE ADOPTED.

RECESS

The meeting recessed at 5:15 p.m. and reconvened at 5:30 p.m.

- (d) Design workshop on China Basin Ballpark and South Beach Park expansion; Rincon Point-South Beach.

Speakers: Jack Bair, San Francisco Giants; Joe Spear, HOK Sports; Michael Willis, Michael Willis Associates; Olivia Chen, Olivia Chen Consultants; Pat O'Brien and Cheryl Barton, Landscape Architects; Debra Nichols, Debra Nichols Design; Denis Henmi, Kwan Henmi Architects;. Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; Joe Boss, South Beach Harbor District; John Yee, San Francisco Giants; and Sarah Ames.

## RECESS

The meeting recessed at 6:50 p.m. and reconvened at 6:55 p.m.

- (e) Resolution No. 25-97 approving a Proposed Budget for the period July 1, 1997 through June 30, 1998 and authorizing the Executive Director to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco.

Speaker: Reverend Arnold Townsend.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KOUBA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 25-97 BE ADOPTED.

- (f) Presentation of request for funding for the South Bayshore Community Development Corporation (SBCDC); South Bayshore Survey Area.

Speakers: Alex Pitcher, SBCDC; Dorothy Lawrence, Bay View News; Pauline Peele; Kathy Deny; Marshall Sanders; Dorothy Peterson; Marie Franklin; Al Williams; Michele Henry Ellis; Ena Agurrie; and Michele Daniels.

At this time, 8:15 p.m., Ms. Sweet left the meeting.

Item (i) was considered at this time.

- (i) Resolution No. 28-97 authorizing a Letter Agreement with the Department of Public Health for one year in an amount not to exceed \$107,000 for Occupational Safety and Health Services; Hunters Point Shipyard Survey Area.

Speaker: Captain Hettrich, San Francisco Police Department.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 28-97 BE ADOPTED.

- (g) Resolution No. 26-97 authorizing rejection of the three proposals submitted pursuant to a Request for Proposals to Certificate of Preference Holders and authorizing the issuance of a Request for Proposals and approving advertising expenses in connection with the offering for the development of Parcel 724-A(1) located on the southeast corner of Webster and O'Farrell Streets: Western Addition A-2.

Speakers: Essie Collins, Beale Brown & Collins; and David Cincotta, Jewish Family and Children's Services.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 26-97 BE AMENDED TO INDICATE THAT THE THREE PROPOSALS SUBMITTED PURSUANT TO A REQUEST FOR PROPOSALS TO CERTIFICATE OF PREFERENCE HOLDERS BE REJECTED AND FURTHER NEGOTIATIONS BE AUTHORIZED WITH JEWISH FAMILY AND CHILDREN'S SERVICES AND BEALE BROWN & COLLINS FOR DISPOSITION OF PARCEL 724-A(1) IN THE WESTERN ADDITION A-2 BE ADOPTED.

- (h) Resolution No. 27-97 authorizing an Architectural Agreement with Adele Naude Santos and Associates in an amount not to exceed \$250,000 for the design, preparation of the construction documents and construction observation services for the installation of the furnishings, fixtures and equipment and tenant improvement work for the Children's Center on CB-3; Yerba Buena Center

Speaker: Adele Naude Santos.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 27-97 BE ADOPTED.

### CLOSED SESSION

Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel to discuss initiation of litigation: one potential case.

Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel to discuss initiation of litigation: one potential case involving the Las Villas Partnership.

Pursuant to Government Code Section 54957 on personnel with respect to the position of Executive Director.



RECESS

It was moved by Mr. Kouba, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 9:00 p.m.

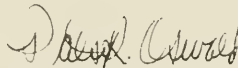
RECONVENED

At this time, 9:40 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:42 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald", written in a cursive style.

Patsy R. Oswald  
Agency Secretary

APPROVED

March 25, 1997





MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
4TH DAY OF MARCH, 1997

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MAR 28 1997

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/97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 4th day of March, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Jon Henry Kouba  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Amelita Pascual, South of Market Foundation; Jeff Roth, Marty Herling and Eric McDougall, Natoma Neighborhood Association; Antoinetta Stadlman, Baldwin House Alliance; Henry Perez and Monique Nakagawa, Sixth Street Merchants and Residents Association; Judith Baker, South of Market Childcare; Janet Norman, John Stevens and Bill Wittig, Sixth Street Neighborhood Coalition; Rick Patel, Dipak Patel and Sam Singh, Hotel Association; Jeremy Graham; John Elberling, TODCO; Anna Yee, South of Market Problem Solving Council; Michael Simmons, San Francisco Housing Development Corporation; Toms Wells, Bayview Inn Partners, LLC; David Baker, Architect; Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; and Duane Poe, Black Coalition on AIDS;

President Singh announced that at the Closed Session Meeting on February 25, 1997, the Commission considered the initiation of litigation against Las Villas Partnership concerning a dispute over certain provisions of a Land Disposition Agreement with respect to Parcel S-6 in the Hunters Point Redevelopment Project Area. The Commission does not wish to initiate litigation, and instead will settle the dispute, pending negotiation and execution of a mutual release of claims.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 29-97 appointing James B. Morales as Executive Director of the Redevelopment Agency of the City and County of San Francisco effective April 7, 1997.
- (b) Resolution No. 30-97 authorizing Clifford W. Graves to take leave for the period April 4, 1997 through August 4, 1997.
- (c) Resolution No. 31-97 authorizing a First Amendment to the Second Personal Services Contract with the South Bayshore Community Development Corporation extending the term to March 28, 1997; South Bayshore Survey Area.
- (d) The Public Hearing relating to a proposed Amendment to the Design for Development of the Rincon Point-South Beach Redevelopment Plan has been canceled. A workshop will be conducted pertaining to a proposed development on Site D in Rincon Point-South Beach - Item (h).

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a), (b) AND (c), RESOLUTION NUMBERS 29-97, 30-97, 31-97 AND CONSENT AGENDA ITEM (d) BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (e) Resolution No. 32-97 requesting the Board of Supervisors to pass a resolution calling for the election of a Redevelopment Project Area Committee for the South of Market Redevelopment Project Area and approving procedures for the formation of the South of Market Project Area Committee; South of Market.

Speakers: Amelita Pascual, South of Market Foundation; Jeff Roth, Marty Herling and Eric McDougall, Natoma Neighborhood Association; Antoinetta Stadlman, Baldwin House Alliance; Henry Perez, Sixth Street Merchants and Residents Association; Judith Baker, South of Market Childcare; Janet Norman and John Stevens, Sixth Street Neighborhood Coalition; Rick Patel. Dipak Patel and Sam Singh, Hotel Association; Jeremy Graham; John Elberling, TODCO; and Anna Yee, South of Market Problem Solving Council.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 32-97, BE ADOPTED.

- (f) Resolution No. 33-97 reviewing Mid-Market Project Area Committee election results and recommending findings on the validity of any challenges and on the ratification of the results to the Board of Supervisors.

Speakers: John Elberling, TODCO; and Anna Yee, South of Market Problem Solving Council.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 33-97 BE ADOPTED.

- (g) Resolution No. 34-97 authorizing a Third Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation in connection with the development of Site DD-2 located on the south side of Hudson Street at Whitney Young Circle; Hunters Point.

Speaker: Michael Simmons, San Francisco Housing Development Corporation.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 34-97 BE ADOPTED.

- (h) Workshop on proposed development of Site D by Bayview Inn Partners, LLC; Rincon Point-South Beach.

Speakers: Tom Wells, Bayview Inn Partners, LLC; David Baker, Architect; Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; and Mary Helen Rogers.

- (i) Resolution No. 35-97 authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement with the Black Coalition on AIDS in an amount not to exceed \$305,964 related to 1761 Turk Street.

Speaker: Duane Poe, Black Coalition on AIDS; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KOUBA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 35-97 BE ADOPTED.

- (j) Resolution No. 36-97 authorizing First Amendment to a Personal Services Contract with Simmons & Associates in an amount not to exceed \$30,000 for Consultant Services; Bayview Hunters Point/South Bayshore Redevelopment Survey Area/Mid-Market Redevelopment Survey Area.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 36-97 BE ADOPTED.

#### CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel to discuss initiation of litigation: one potential case.
- (b) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the

Northern District of California. Case No. 96-0577 FMS.

- (c) Pursuant to Government Code Section 54957 on personnel with respect to the position of Executive Director.

RECESS

It was moved by Mr. Kouba, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:20 p.m.

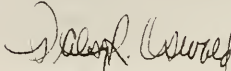
RECONVENED

At this time, 8:03 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Kouba, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:05 p.m.

Respectfully submitted,



Patsy R. Oswald  
Agency Secretary

APPROVED

March 25, 1997

5

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
11TH DAY OF MARCH, 1997

---

197 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 11th day of March, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Jon Henry Kouba

DOCUMENTS DEPT.

and the following were absent:

Manuel A. Rosales  
Benny Y. Yee (Arrived 4:20 p.m.)

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The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Dale Turner, Daniel, Mann, Johnson and Mendenhall; Stuart Sunshine, Mayor's Office; Bernie Choden and Norman Rolfe, San Francisco Tomorrow; Kenneth Scheidig, A.C. Transit; Jim Haas and Clark Manus, Transbay Citizens Advisory Committee; Michael Alexander, SPUR; Michael Abbassi; Jerry Tone, KSW Properties; Andy Nash, Caltrain; Haile Girma, Williams, Adley & Company; Mel Lee, Centris Investment Company; David Gruber, CR Commercial Group; Edward Gee; Reverend Arnold Townsend; Susan Worthman, Multimedia Development Group; David Leventhal, Luminare; Harry L. Jamerson, Jamerson Construction; P.J. Ward; Reginald O. Reed; and Larry Badiner, City Planning.

Representing the press were: Gerald Adams, San Francisco Examiner; and Anthony Fest, KQED-FM.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Approval of Minutes: February 18, 1997.



- (b) Resolution No. 37-97 awarding Demolition and Site Clearance Contract RP-4 to ICONCO, Inc. in an amount not to exceed \$63,800 for the demolition and site clearance of 240-242 Steuart Street; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 37-97, BE ADOPTED.

#### NEW BUSINESS - REGULAR AGENDA

- (c) Presentation on the Agency's Audited Financial Statements for year ending June 30, 1996.

Speaker: Haile Girma, Williams, Adley & Company.

At this time, 4:20 p.m., Mr. Yee arrived at the meeting.

- (d) Resolution No. 38-97 recommending to the Board of Supervisors that it endorse the program and Main/Beale South design concept for a new Regional Bus Facility and request the Mayor to pursue implementation of the facility; Transbay Redevelopment Survey Area.

Speakers: Dale Turner, Daniel. Mann, Johnson and Mendenhall; Stuart Sunshine, Mayor's Office; Bernie Choden and Norman Rolfe, San Francisco Tomorrow; Kenneth Scheidig, A.C. Transit; Jim Haas and Clark Manus, Transbay Citizens Advisory Committee; Michael Alexander, SPUR; Michael Abbassi; Jerry Tone, KSW Properties; and Andy Nash, Caltrain.

MOTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED. THAT RESOLUTION NO. 38-97 BE AMENDED TO STATE THAT IT IS THE AGENCY'S POSITION THAT AN UNDERGROUND CONNECTION BETWEEN THE BUS TERMINAL, THE CALTRAIN TERMINAL AND THE EMBARCADERO BART AND MUNICIPAL RAILWAY STATION SHOULD BE INCORPORATED INTO THE PLANNING AND DESIGN SOLUTION.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 38-97, AS AMENDED, BE ADOPTED.

#### RECESS

The meeting recessed at 5:10 p.m. and reconvened at 5:15 p.m.

- (e) Interim Status Report on the Agency-funded Multimedia Study.

Speaker: Susan Worthman, Multimedia Development Group; and David Leventhal, Luminare.

- (f) Consideration of a request for reinstatement of Exclusive Negotiations from Centris Investment Company in connection with the development of Parcel 714-A(2) (Myrtle Street site); Western Addition A-2.



Speakers: Mel Lee, Centris Investment Company; David Gruber, CR Commercial Group; Edward Gee; and Reverend Arnold Townsend.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KOUBA, AND UNANIMOUSLY CARRIED THAT ITEM (g) BE CONTINUED TO THE MEETING OF MARCH 25, 1997.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Harry L. Jamerson, Jamerson Construction, spoke regarding prevailing wages in Redevelopment Projects and the Agency's affirmative action program.

CLOSED SESSION

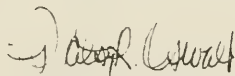
Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

**THIS ITEM WAS NOT HELD**

ADJOURNMENT

It was moved by Mr. Kouba, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:15 p.m.

Respectfully submitted,



Patsy R. Oswald  
Agency Secretary

APPROVED

March 25, 1997



# SAN FRANCISCO REDEVELOPMENT AGENCY

---

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

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## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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THERE WILL BE NO COMMISSION MEETING ON  
MARCH 18

THE NEXT REGULAR MEETING WILL BE HELD ON  
MARCH 25, 1997

---

Prepared and mailed March 12, 1997



5

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
25TH DAY OF MARCH, 1997

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547 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 25th day of March, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Jon Henry Kouba  
Manuel A. Rosales  
Benny Y. Yee

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and the following was absent:

None

APR 25 1997

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The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Melvin D. Lee, Centris Investment Company, Inc.; Reverend Arnold Townsend; Mary Helen Rogers; Bob Lalanne, Lalanne Volckmann; Dan Chung, Fisher Friedman Associates; Redmond Kernan, RFK Associates; Michael Vanderhorst; Bonnie Spindlor, President Alamo Square Neighborhood Association; Augustin Rosas-Maxemin, Armax International, Inc.; John Elberling, Yerba Buena Consortium; Miguel Gutierrez; Reginald Reed; Katherine Nash; Reagan Howe and Jay Parashis, San Francisco Police Department; R. Hernandez, Grubb Ellis Company; and Alvin Jones.

UNFINISHED BUSINESS

- (a) Resolution No. 50-97 authorizing reinstatement of Exclusive Negotiations with Centris Investment Company, Inc. for the purchase and development of Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.

Speakers: Melvin D. Lee, Centris Investment Company, Inc.; Reverend Arnold Townsend; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 50-97 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, February 25, March 4 and 11, 1997.
- (b) Resolution No. 39-97 authorizing travel for Martha Walters, Environmental Assessment Specialist, to Pittsburgh, Pennsylvania, April 5-9, 1997 to attend the Third Annual Industrial Site Recycling Conference at a cost not to exceed \$1,200.
- (c) Resolution No. 40-97 authorizing travel for Olson Lee, Housing Program Manager, to Washington, D.C., April 3-5, 1997, to attend the Association of Local Housing Finance Agencies Spring Conference at a cost not to exceed \$1,400.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) AND (c), RESOLUTION NUMBERS 39-97 AND 40-97, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (d) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcels 779-B&C; Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 41-97 authorizing a Disposition and Development Agreement with Alamo Square, LLC for the purchase and development of Parcels 779-B&C, bounded by McAllister, Fulton, Steiner and Fillmore Streets; Western Addition A-2.

- (e) Resolution No. 42-97 conditionally approving the Schematic Design for Alamo Square, LLC development on Parcels 779-B&C, bounded by McAllister, Fulton, Steiner and Fillmore Streets; Western Addition A-2.
- (f) Resolution No. 43-97 expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities on Parcels 779-B&C for redevelopment purposes in an amount not to exceed \$15,000,000; Western Addition A-2.

Speakers - Items (d), (e) and (f): Bob Lalanne, Lalanne Volckmann; Dan Chung, Fisher Friedman Associates; Redmond Kernan, RFK Associates; Mary Helen Rogers; Michael Vanderhorst; and Bonnie Spindlor, President, Alamo Square Neighborhood Association.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. ROSALES, AND CARRIED, WITH MR. SINGH AND MR. KING OPPOSING, THAT RESOLUTION NO. 41-97 BE ADOPTED

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. ROSALES, AND CARRIED, WITH MR. SINGH AND MR. KING OPPOSING, THAT RESOLUTION NO. 42-97 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. ROSALES, AND CARRIED, WITH MR. SINGH AND MR. KING OPPOSING, THAT RESOLUTION NO. 43-97 BE ADOPTED.

- (g) Resolution No. 44-97 authorizing a Third Amendment to the Disposition and Development Agreement with Armax International, Inc. for the purchase and development of Parcel 3751-H located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.

Speakers: Augustin Rosas-Maxemin, Armax International, Inc.; and John Elberling, Yerba Buena Consortium.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 44-97 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT  
AGENCY RELATED MATTERS

- (a) John Elberling spoke regarding the Mid-Market Project Area Committee election.

CLOSED SESSION

Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

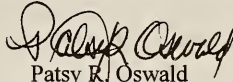
**THIS ITEM WAS NOT HELD.**



ADJOURNMENT

It was moved by Mr. Kouba, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:10 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

April 22, 1997

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
2ND DAY OF APRIL, 1997

197 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 2nd day of April, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Jon Henry Kouba  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

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Also present were: Margaret Tighe, Don Carter; Joyce Linker, Jewish Museum; Antonio Salazar-Hobson, Mexican Museum; Joan Hadeishi, ANA Hotel; Otho Green, The Green Group; Jeff Heller, Heller & Manus; Steve Crowe, Asia Pacific Realty; Mel Lee, The Green Group; Stan Smith, San Francisco Building and Trades Council; Wade Woods, San Francisco African American Cultural and Historical Society; Earl White, President, San Francisco Black Chamber of Commerce; Francine Carter; Espanola Jackson; Raymond Tompkins; Michael Vanderhorst; Ana Shul, Coalition for Low Income Housing; Randall Evans; Essie Collins; Reagan Howe and Jay Parashis, San Francisco Police Department; Rosa Hernandez, Grubb & Ellis; Ocie Rogers; and Gloria Brown.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 45-97 authorizing a Second Amendment which revises the Schedule of Performance of the Disposition and Development Agreement with the Jewish Museum San Francisco for the purchase and development of Parcel CB-1-JSS, the Jessie Street Substation, located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 45-97, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 46-97 approving the Schematic Design for Jessie Square located on a portion of Central Block 1 bounded by Mission Street, St. Patrick's Church, the future Jewish Museum (Jessie Street Substation Building) and the future Mexican Museum; Yerba Buena Center.

Speakers: Margaret Tighe; Don Carter; Joyce Linker, Jewish Museum; Antonio Salazar-Hobson, Mexican Museum; and Joan Hadeishi, ANA Hotel.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 46-97, BE ADOPTED

- (d) Resolution No. 47-97 authorizing an extension of Exclusive Negotiations with The Green Group, Inc., a Delaware Corporation, for the purchase and development Parcel EB-2A located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Otho Green, The Green Group; Jeff Heller, Heller & Manus; Steve Crowe, Asia Pacific Realty; Mel Lee, The Green Group; Stan Smith, San Francisco Building and Trades Council; Wade Woods, San Francisco African American Cultural and Historical Society; and Earl White, President, San Francisco Black Chamber of Commerce.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING THAT RESOLUTION NO. 47-97 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King  
Mr. Kouba  
Ms. Sweet  
Mr. Yee  
Mr. Singh

AND THE FOLLOWING VOTED "NAY":

Mr. Rosales

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THERE UPON DECLARED THAT THE MOTION CARRIED..

RECESS

The meeting recessed at 5:45 p.m. and reconvened at 5:55 p.m.

- (d) Resolution No. 48-97 authorizing a Personal Services Contract with Geomatrix in an amount not to exceed \$80,000 to provide Environmental Consultant Services; South Bayshore Redevelopment Survey Area.

Speakers: Francine Carter; Espanola Jackson; and Raymond Tompkins.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 48-97 BE ADOPTED.

- (e) Workshop on Tenant Education and Outreach Program.

Speakers: Michael Vanderhorst; Ana Shul, Coalition for Low Income Housing; Espanola Jackson; and Randall Evans.

- (f) Resolution No. 49-97 commending and expressing appreciation to Clifford W. Graves for his services upon the occasion of his departure from the Redevelopment Agency of the City and County of San Francisco.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KOUBA, AND UNANIMOUSLY CARRIED THAT 49-97 BE ADOPTED.

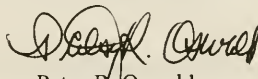
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Essie Collins spoke regarding a previous claim against the Agency.
- (b) Randall Evans and Michael Vanderhorst spoke regarding Legal Personal Services Contracts in the Western Addition.

ADJOURNMENT

It was moved by Mr. Kouba, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned in honor and recognition of Clifford Graves. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

April 22, 1997



MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
8TH DAY OF APRIL, 1997

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197 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 8th day of April, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Jon Henry Kouba  
Manuel A. Rosales  
Benny Y. Yee

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and the following was absent:

Leroy King

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Bob Myers, Sara Lee Corporation; Lefty Gordon, Derf Butler, Keven Stampley, Sharon Alford, and Mary Trammell Ella Hill Hutch Community Center; Virgilio Nadonza; Carol Tatum Young Community Developers; Kim Harrison, Electrical Apprentice, Local 2; Traci Waharty, Piledriver, Local 34; Don Marcos, Mission Hiring Hall; Alonzo Gallaread, representing the Consortium of Contracting Agencies; Mary Helen Rogers; Randall Evans; John Elberling, TODCO; Mark Blos, Dennis J. Amoroso Co.; Harry L. Jamerson, Jamerson Construction; and Martha Simmons, Simmons & Associates.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Approval of Minutes: Closed Session Meetings, January 28 and February 4, 1997.

(b) Public Hearing and authorizing a Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc. for the purchase and development of Parcels 674-C&F located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Staff will recommend this item be continued).



ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), AS AMENDED, CONTINUING THE PUBLIC HEARING TO THE MEETING OF MAY 20, 1997, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 51-97 requesting the Board of Supervisors of the City and County of San Francisco to amend the Northeastern Waterfront Survey Area to add Lots 15 and 25, Assessor Block 3774, 250 Brannan Street and 41 Federal Street, to said Survey Area; Rincon Point-South Beach.

Speaker: Bob Myers, Sara Lee Corporation.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 51-97, BE ADOPTED

- (d) Resolution No. 52-97 awarding the Children's Center Gardens Construction Contract to Dennis J. Amoroso Co. in an amount not to exceed \$9,256,000 for the construction of the Yerba Buena Gardens Children's Center Garden; Yerba Buena Center.

Speakers: Mark Bloss, Dennis J. Amoroso Co.; Harry L. Jamerson, Jamerson Construction; and Randall Evans.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KOUBA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 52-97 BE ADOPTED.

- (e) Workshop on Agency-funded Employment Development Programs.

Speakers: Lefty Gordon, Derf Butler, Keven Stampley, Sharon Alford and Mary Trammell, Ella Hill Hutch Community Center; Virgilio Nadoza; Carol Tatum, Young Community Developers; Kim Harrison, Electrical Apprentice, Local 2; Traci Waharty, Piledriver, Local 34; Don Marcos, Mission Hiring Hall; Alonzo Gallaread, representing the Consortium of Contracting Agencies; and Mary Helen Rogers.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 53-97 memorializing the contributions of Morris E. Phillips, Jr. to the City and County of San Francisco.

This is not an agenda item and, in accordance with the Brown Act regulations, a determination needs to be made by the Commission that a necessity to take action on this off-agenda item arose after posting of the agenda on Friday, April 4, 1997. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a unanimous vote of the Commission members is required to add this item.



MOTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS MATTER AROSE AFTER POSTING OF THE AGENDA ON APRIL 4, 1997.

Speaker: Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 53-97 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) John Elberling, TODCO, and Martha Simmons, Simmons & Associates, spoke regarding the Mid-Market Project Area Committee elections.
- (b) Mary Helen Rogers requested information regarding Redevelopment Projects in the Western Addition A-2.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator with respect to price and terms of payment. The properties are located at 1401 Fillmore Street and 1430 Turk Street and the entity the Agency may negotiate with is the Fillmore Center Apartments, LLC.

RECESS

It was moved by Mr. Kouba, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:40 p.m.

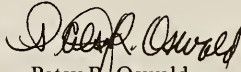
RECONVENED

At this time, 7:10 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. Kouba, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:12 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald", written in a cursive style.

Patsy R. Oswald  
Agency Secretary

APPROVED

April 22, 1997

# SAN FRANCISCO REDEVELOPMENT AGENCY

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San Francisco, CA 94102  
749-2400

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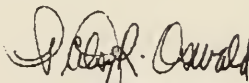
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CALL AND NOTICE OF SPECIAL MEETING  
OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF  
SAN FRANCISCO

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE  
IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of  
the City and County of San Francisco will be held in Room 428 at 401 Van  
Ness Avenue, San Francisco, California, at 1.30 o'clock p.m. on Thursday,  
April 10, 1997, for the purpose of holding a Joint Meeting with the City  
Planning Commission to:

Find and Certify that the Final Environmental Impact Report for the San  
Francisco Kaiser Medical Center Geary Campus Development Project is  
adequate, accurate and objective and complies with the California  
Environmental Quality Act.

(Redevelopment Resolution No. 54-97)



Patsy R. Oswald  
Agency Secretary

Date: April 8, 1997



SAN FRANCISCO REDEVELOPMENT AGENCY

April 10, 1997

The Minutes of this meeting are not available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

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## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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THERE WILL BE NO COMMISSION MEETING ON  
APRIL 15, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON  
APRIL 22, 1997

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Prepared and mailed April 9, 1997





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 Golden Gate Avenue  
San Francisco, CA 94102  
749-2400

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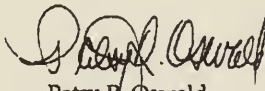
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CALL AND NOTICE OF SPECIAL MEETING  
OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF  
SAN FRANCISCO

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY NOTICE IS HEREBY  
GIVEN that a Special Meeting of the Redevelopment Agency of the City and County of San  
Francisco will be held in Room 404 at 401 Van Ness Avenue, San Francisco, California, at  
1:30 o'clock p.m. on Thursday, April 17, 1997, for the purpose of holding a joint public  
hearing with the City Planning Commission to receive public comment on the Draft  
Environmental Impact Report for San Francisco Giants Ballpark at China Basin.

  
Patsy R. Oswald  
Agency Secretary

Date: April 14, 1997



SAN FRANCISCO REDEVELOPMENT AGENCY

April 17, 1997

The Minutes of this meeting are not available.



JUN 02 1997

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
22ND DAY OF APRIL, 1997

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197 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 22nd day of April, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Jon Henry Kouba  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Robert Gamble; Tim Welford and Diane Pargiel, Maitri AIDS Hospice; Henry Lambert and Michael Gray, Reliance Development Group; Jacqueline Stavi, J. Stavi Architects; Jay Parashis and Reagan Howe, San Francisco Police Department; Mary Helen Rogers; Dorothy Peterson; and Marie Franklin, California United Community Housing.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, March 25, April 2 and 8, 1997; Closed Session Meetings, February 11, 18 and 25 and March 4, 1997.
- (b) Resolution No. 55-97 authorizing travel for Byron Rhett, Senior Project Manager, Hunters Point Shipyard, and Art Hsin, Economic Development Specialist, April 28 to May 1, 1997, to Staten Island, New York, at a cost not to exceed \$5,000.

- (c) Resolution No. 56-97 authorizing travel for Byron Rhett, Senior Project Manager, Hunters Point Shipyard, and Barbara Amato, Development Specialist, May 1-2, 1997, to St. Louis, Missouri, to attend the Urban Land Institute Conference, at a cost not to exceed \$3,000.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KOUBA, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) AND (c), , RESOLUTION NUMBERS 55-97 AND 56-97, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (d) Resolution No. 57-97 commending and expressing appreciation to Robert T. Gamble for his services upon the occasion of his departure from the Redevelopment Agency of the City and County of San Francisco.

Speaker: Robert Gamble.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 57-97, BE ADOPTED

- (e) Resolution No. 58-97 authorizing a Letter Agreement in the amount of \$200,000 for Fiscal Year 1996-97 with the Office of the Mayor for planning activities related to Civilian Reuse of Naval Station Treasure Island.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 58-97 BE ADOPTED.

- (f) Resolution No. 59-97 authorizing a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Maitri AIDS Hospice in an amount not to exceed \$833,000 related to the development of a residential care facility at 401 Duboce Street.

Speaker: Tim Wolford, Maitri AIDS Hospice.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KOUBA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 59-97 BE ADOPTED.

- (g) Workshop on proposed new design for the housing project on Site I-1 (Oriental Warehouse) located at Brannan and Delancey Streets; Rincon Point-South Beach.

Speakers: Henry Lambert and Michael Gray, Reliance Development Group; and Jacqueline Stavi, J. Stavi Architects.



CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator with respect to price and terms. The property is located at the northwest corner of Van Ness Avenue and Myrtle Street (Parcel 714-A(2)) in the Western Addition A-2 and the entity the Agency may negotiate with is Centris Investment Company.
- (b) Pursuant to Government Code Section 54956.9(b), Conference with Legal Counsel regarding significant exposure to litigation -- one potential case.
- (c) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers, Local 21.

RECESS

It was moved by Ms. Sweet, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:10 p.m.

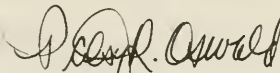
RECONVENED

At this time, 6:15 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Kouba, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:17 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

May 20, 1997



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
29TH DAY OF APRIL, 1997

5/97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 29th day of April, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

Jon Henry Kouba (Arrived 4:05 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: John Buss, SNH, San Francisco; Tony Theophilos, Coudert Bros., Attorneys; Mike Mueller, Starwood Lodging Trust; Stacy Hall, Peter Claver Community, Inc.; Joe Boss, South Beach Marina tenant; Ace Washington; Mary Helen Rogers; Essie Collins; Jay Parashis; Jim Firth; Kim Jackson, Union Local 2; Martin Toron, Catholic Charities; and Harry L. Jamerson.

Representing the press was: Gerald Adams, San Francisco Examiner.

MATTERS NOT APPEARING ON AGENDA

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Howard Streets (East Block 2-C) in Yerba Buena Center and the entity the Agency may negotiate with is SLT Realty Limited Partnership (Hampshire Properties).

This item arose subsequent to posting of the agenda on Friday, April 25, 1997. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of all five Commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON APRIL 25, 1997.

At this time, 4:05 p.m., Mr. Kouba arrived at the meeting.

#### ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned to a Closed Session. The meeting adjourned at 4:06 p.m.

#### RECONVENED

At this time, 4:20 p.m., the meeting reconvened back to the Regular Session and President Singh announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

#### NEW BUSINESS - REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in an assignment of the Land Disposition Agreement for the parcel located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 60-97 authorizing the assignment of the Agreement for Disposition of Land for Private Development by SNH, San Francisco, LLC, to SLT Reality Limited Partnership in connection with the purchase and development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center

- (b) Resolution No. 61-97 authorizing a Third Amendment of the Agreement for Disposition of Land for Private Development with SLT Realty Limited Partnership in connection with the purchase and development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

Speakers - Items (a) and (b): John Buss, SNH, San Francisco; Tony Theophilos, Coudert Bros., Attorneys; and Mike Mueller, Starwood Lodging Trust.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KOUBA, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 60-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 61-97, BE ADOPTED.

- (c) Resolution No. 62-97 authorizing a Second Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement in an amount not to exceed \$200,000 with Peter Claver Community, Inc. in conjunction with the rehabilitation of 1340 Golden Gate Avenue.

Speaker: Stacy Hall, Peter Claver Community, Inc.

ADOPTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 62-97 BE ADOPTED.

- (d) Resolution No. 63-97 authorizing a First Amendment to the Personal Services Contract with Keyser Marston Associates, Inc. for Redevelopment Plan Adoption Services, in an amount not to exceed \$54,000; Transbay Redevelopment Survey Area.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 63-97, BE CONTINUED TO THE MEETING OF MAY 6, 1997 AT STAFF REQUEST.

- (e) Resolution No. 64-97 authorizing a First Amendment to the Personal Services Contract with Simon, Martin-Vegue, Winkelstein and Moris to perform Urban Design Services, in an amount not to exceed \$83,000; Transbay Redevelopment Survey Area.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 64-97, BE CONTINUED TO THE MEETING OF MAY 6, 1997 AT STAFF REQUEST.

- (f) Resolution No. 65-97 relating to possible reimbursement of certain expenditures from the proceeds of Tax-Exempt financing in an amount not to exceed \$15,000,000 made and/or to be made in connection with the construction of certain capital improvements and infrastructure and related costs within or of benefit to the Rincon Point-South Beach Redevelopment Project Area related to the construction of the San Francisco Giants' Ballpark at China Basin. This action does not constitute a commitment to issue debt or to reimburse; Rincon Point-South Beach.

Speaker: Joe Boss, South Beach Marina tenant.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KOUBA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 65-97 BE ADOPTED.

- (g) Resolution No. 66-97 authorizing submission of a Construction Loan Application in an amount not to exceed \$9 million to the California Department of Boating and Waterways for harbor related facilities as an expansion of the South Beach Harbor Project; Rincon Point-South Beach.

Speakers: Joe Boss, South Beach Marina tenant; and Jeffrey Leibovitz.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 66-97 BE ADOPTED.

- (h) Status report on the Lower Fillmore Revitalization Project; Western Addition A-2. (Staff recommends a postponement of this item pending further review)

Speaker: Ace Washington.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (h) BE CONTINUED AT STAFF REQUEST.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers spoke regarding matters relating to the Western Addition.
- (b) Essie Collins spoke regarding the Lower Fillmore Revitalization Project and the selection of a developer for Parcel 724-A(1) in the Western Addition A-2.
- (c) Ace Washington spoke regarding the need to form a Western Addition community-based organization to work with staff.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southeasterly corner of Third and Mission Streets (Parcel EB-2A) and the entity the Agency will negotiate with is the Green Group, Inc.

RECESS

It was moved by Mr. Kouba, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:55 p.m.

RECONVENED

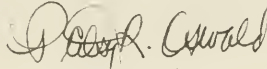
At this time, 6:25 p.m., the meeting reconvened back to the regular session and Jennifer Bell, Acting Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.



ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Kouba, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:27 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald", is written over the printed name.

Patsy R. Oswald  
Agency Secretary

APPROVED

May 20, 1997





MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
6TH DAY OF MAY, 1997

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197 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 6th day of May, 1997, the place and date duly established for holding of such a meeting.

The Acting President called the meeting to order and on roll call the following answered present:

Lynette Sweet, Acting President  
Mark Dunlop  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

Darshan Singh, President  
Leroy King (Arrived 4:10 p.m.)

The Acting President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Bernie Choden, San Francisco Tomorrow; Mary Helen Rogers; Jeff Roth, Natoma Neighborhood Association and South of Market Project Area Committee; Leon Thibaux, Scott Madison and Tony Dominski, Hunters Point Shipyard Citizens Advisory Committee; and Marcia Dale-Le Winter, SPUR and Hunters Point Shipyard Citizens Advisory Committee; Alvin Jones, Bayview Hunters Point Project Area Committee; James Autry and Lem Dozier, Hunters Point Shipyard Citizens Advisory Committee; Tanesia Dunne, South of Market Project Area Committee; Reagan Howe and Jay Parashis, San Francisco Police Department; and Susana Montana, City Planning Department.

UNFINISHED BUSINESS

- (a) Resolution No. 63-97 authorizing a First Amendment to the Personal Services Contract with Keyser Marston Associates, Inc. for Redevelopment Plan Adoption Services, in an amount not to exceed \$49,000; Transbay Redevelopment Survey Area. (Continued from the meeting of April 29, 1997)

At this time, 4:10 p.m., Mr. King arrived at the meeting.

Speakers: Bernie Choden, San Francisco Tomorrow; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 63-97 BE ADOPTED.

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- (b) Resolution No .64-97 authorizing a First Amendment to the Personal Services Contract with Simon, Martin-Vegue, Winkelstein and Moris to perform Urban Design Services, in an amount not to exceed \$28,000; Transbay Redevelopment Survey Area. (Continued from the meeting of April 29, 1997)

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE,. AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 64-97 BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (a) .Resolution No. 67-97 authorizing acceptance of an in-lieu fee for the affordable housing component of a proposed development on Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.

Speaker: Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 67-97 BE ADOPTED

- (b) Resolution No. 68-97 recommending that the Board of Supervisors find that the Election Procedures were followed and confirm the elected Project Area Committee Members; South of Market.

Speaker: Jeff Roth, Natoma Neighborhood Association and South of Market Project Area Committee.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 68-97 BE ADOPTED.

- (c) Workshop on the Hunters Point Shipyard.

Speakers: Leon Thibeaux, Scott Madison and Tony Dominski, Hunters Point Shipyard Citizens Advisory Committee; and Marcia Dale-Le Winter, SPUR and Hunters Point Shipyard Citizens Advisory Committee.

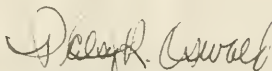
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Alvin Jones, Bayview Hunters Point Project Area Committee, spoke regarding the Bayview Hunters Point Project Area Committee.

ADJOURNMENT

It was moved by Mr. Rosales, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:50 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald", written in a cursive style.

Patsy R. Oswald  
Agency Secretary

APPROVED



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 Golden Gate Avenue  
San Francisco, CA 94102  
749-2400

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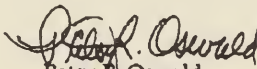
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CALL AND NOTICE OF SPECIAL MEETING  
OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF  
SAN FRANCISCO

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE  
IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of  
the City and County of San Francisco will be held at 401 Van Ness Avenue,  
Room 404 (Board of Supervisors' Legislative Chambers), San Francisco,  
California, at 12:00 o'clock p.m. on Thursday, May 8, 1997, to hold a Joint  
Meeting with the City Planning Commission for the purpose of: Finding and  
Certifying that the Final Environmental Impact Statement/Report for the San  
Francisco Federal Building is adequate, accurate and objective and complies  
with the California Environmental Quality Act.

(Resolution No. 69-97)

  
Patsy R. Oswald  
Agency Secretary

Date: May 2, 1997





SAN FRANCISCO REDEVELOPMENT AGENCY

May 8, 1997

The Minutes of this meeting are not available.



MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
13TH DAY OF MAY, 1997

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 13th day of May, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Leroy King  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Clarence R. Stern; Mary Helen Rogers; Jon Henry Kouba; Marcia Rosen, Mayor's Office of Housing; George Jones, African American Historical and Cultural Society; Alvin Jones; Dorothy Peterson, Shoreview Residents Association; Mary Daugherty; Michele Daniels, Coalition for Low Income Housing; Angela Armstrong, Glenridge Residents Association; Gregory Richardson, San Francisco Public Housing Merchants Association; Otho Green, Richard Johns and Jeffrey Heller, The Green Group; Kim Jackson, Union Local 2; John Elberling, TODCO; Netra Roston Warren and Michael Sydnor, San Francisco African American Historical and Cultural Society; Al Norman; Reverend Arnold Townsend; Essie Collins; Steve Crane, Asia Pacific Realty; Laurie R. Friedman; Leonard Berry, Charles R. Bell Securities Corporation; Mike Mahoney, Jay Parashis and R. Howe, San Francisco Police Department; Ocie Rogers; and Marie Franklin.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 70-97 commending and expressing appreciation to Jon Henry Kouba for his service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco.

Speakers: Clarence R. Stern; Mary Helen Rogers; and Jon Henry Kouba.

ADOPTION: IT WAS MOVED BY MR. YEE. SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 70-97 BE ADOPTED.

- (b) Resolution No. 71-97 authorizing an Interim Project Budget of \$114,164 to implement a Tenant Education and Outreach Program for residents of housing developments with expiring Section 8 contracts; Citywide Tax Increment Housing Program.

Speakers: Marcia Rosen, Mayor's Office of Housing; George Jones, African American Historical and Cultural Society; Mary Helen Rogers; Alvin Jones; Dorothy Peterson, Shoreview Residents Association; Mary Daugherty; Michele Daniels, Coalition for Low Income Housing; Angela Armstrong, Glenridge Residents Association; and Gregory Richardson, San Francisco Public Housing Merchants Association.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 71-97 BE ADOPTED.

- (c) Resolution No. 72-97 authorizing a Personal Services Contract in an amount not to exceed \$37,000 with Laurie R. Friedman to prepare an Earthquake Preparedness Program for the South of Market Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 72-97 BE ADOPTED

- (d) Resolution No. 73-97 authorizing the termination of Exclusive Negotiations with the Green Group, Inc. in connection with the purchase and development of Parcel EB-2A located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Otho Green, Richard Johns and Jeffrey Heller, The Green Group; Kim Jackson, Union Local 2; John Elberling, TODCO; Netra Roston Warren and Michael Sydnor, San Francisco African American Historical and Cultural Society; Al Norman; and Reverend Arnold Townsend.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROSALES THAT RESOLUTION NO. 73-97 TO TERMINATE EXCLUSIVE NEGOTIATIONS WITH THE GREEN GROUP, INC. BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop  
Mr. Rosales  
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. King

AND THE FOLLOWING ABSTAINED:

Mr. Yee  
Mr. Singh

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

It was later determined that the matter did not carry because a majority of the Commissioners present did not vote for it.

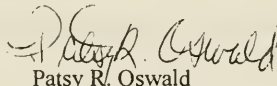
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT  
AGENCY RELATED MATTERS

Speaker: Essie Collins, spoke regarding the selection of a developer for Parcel 724-A(1) in the Western Addition A-2.

ADJOURNMENT

It was moved by Mr.. Yee, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:30 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

June 10, 1997



JUN 27 1997

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
(20TH DAY OF MAY, 1997)

197  
The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 20th day of May, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Leroy King  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were:

Representing the press was:

UNFINISHED BUSINESS

- (a) Resolution No. 73-97 authorizing the termination of Exclusive Negotiations with the Green Group, Inc. in connection with the purchase and development of Parcel EB-2A located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center. (Continued from the meeting of May 13, 1997)

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET THAT RESOLUTION NO.73-97 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop  
Mr. Rosales  
Mr. Singh  
Ms. Sweet  
Mr. Yee



AND THE FOLLOWING VOTED "NAY":

Mr. King

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Approval of Minutes: April 22, 29 and May 6, 1997.

(b) Public Hearing and authorizing a Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc. for the purchase and development of Parcels 674-C&F located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Continued from the meeting of April 8, 1997)

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED AND THAT CONSENT AGENDA (b) AND THE PUBLIC HEARING BE RESCHEDULED.

NEW BUSINESS - REGULAR AGENDA

(c) .Resolution No.74-97 authorizing a Personal Services Contract in the amount of \$50,000 with the Metropolitan Fresh Start House of the Metropolitan Church of Christ, as fiscal agent for the San Francisco 1997 Juneteenth Festival Festival; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 74-97 BE ADOPTED

(d) Resolution No. 75-97 authorizing a Personal Services Contract with the Chinese New Year Festival Committee of the Chinese Chamber of Commerce of San Francisco in an amount not to exceed \$69,600 for coordination of a weekly Chinese Culture Event Series in Chinatown from June 1, 1997 to November 30, 1997 as part of the Approved Chinatown Economic Development Program.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, , AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 75-97 BE ADOPTED.

- (e) Resolution No. 76-97 authorizing a Personal Services Contract with Michael Willis & Associates, Architects, in an amount not to exceed \$597,000 for the preparation of a Revitalization Concept Plan; Proposed Bayview Hunters Point Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY XX. XXXXXXXXX, SECONDED BY XX. XXXXXXXXXXXXXXXX, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. XX-XX BE ADOPTED.

- (f) Resolution No. 77-97 authorizing authorizing a Second Amendment to the Turner Construction Company contract in an amount not to exceed \$434,000 for Construction Management Services for the construction of the Children's Center on Central Block 3; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 77-97 BE ADOPTED.

- (g) Resolution No. 78-97 authorizing a Fourth Amendment to the Landscape Architectural Agreement with M. Paul Friedberg and Partners in an amount not to exceed \$74,000 for the Children's Center Gardens on Central Block 3; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 78-97 BE ADOPTED.

- (h) Resolution No. 79-97 authorizing a First Amendment to a Personal Services Contract with Market Street Association in an amount not to exceed \$10,000 for Consultant Services; Mid-Market Redevelopment Survey Area.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 80-97 BE ADOPTED.

### CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) 601 Van Ness Avenue with Opera Plaza, a California Limited Partnership.  
(b) 1430 Turk Street and 1401 Fillmore Street with Fillmore Center Apartments, LCC.

### RECESS

It was moved by Mr. King, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:55 p.m.

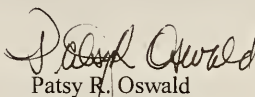
RECONVENED

At this time, 6:35 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:37 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

June 17, 1997

JUN 27 1997

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
27TH DAY OF MAY, 1997

197  
The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 27th day of May, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Leroy King  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Leon Thibeaux, Hunters Point Shipyard Citizens Advisory Committee; Susana Montana, City Planning Department; Eve Bach, Arc Ecology; Marcia Dole-LeWinter, SPUR/Hunters Point Shipyard Citizens Advisory Committee; Mary Helen Rogers; Reverend Cecil Williams, Glide Community Development, Inc.; Joel Lipsky, Mayor's Office of Housing; Tim Wolford, Maitri AIDS Hospice, Inc.; Chris Harris, San Francisco Redevelopment Agency; Jay Parashis, San Francisco Police Department.

Representing the press were: Gerald Adams, San Francisco Examiner; and Johnny Brannon, The Independent.

NEW BUSINESS - REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in a Temporary Exemption for the proposed Hunters Point Shipyard Redevelopment Plan from the requirements of the California Environmental Quality Act.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 80-97 approving a Temporary Exemption for the proposed Hunters Point Shipyard Redevelopment Plan from the requirements of the California Environmental Quality Act.

Speakers: Leon Thibeaux, Hunters Point Shipyard Citizens Advisory Committee; Susana Montana, City Planning Department; Eve Bach, Arc Ecology; and Marcia Dole-LeWinter, SPUR/Hunters Point Shipyard Citizens Advisory Committee.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 80-97, BE ADOPTED

- (b) Public Hearing to hear all persons interested in granting variances for 246 Second Street; Yerba Buena Center.

The President opened the Public Hearing to hear all persons interested in this matter.

Granting a variance and conditionally approving the Schematic Design Drawings with Sorg Properties, LLC (246 Second Street Associates, LLC) for 55 residential condominium units located at 246 Second Street between Folsom and Howard Streets; Yerba Buena Center.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (b) AND THE PUBLIC HEARING BE CONTINUED TO JUNE 10, 1997.

- (c) Authorizing an Owner Participation Agreement with Sorg Properties, LLC, with respect to the property located at 246 Second Street; Yerba Buena Center.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (b) BE CONTINUED TO JUNE 10, 1997.

- (d) Resolution No. 81-97 approving the Proposed Budget for the period July 1, 1997 through June 30, 1998 and authorizing the Executive Director to submit the budget as modified by the Mayor to the Board of Supervisors of the City and County of San Francisco.

Speaker: Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 81-97 BE ADOPTED.

- (e) Resolution No. 82-97 authorizing Loan Agreement with Glide Community Development, Inc. not to exceed \$275,375 for the development of nonprofit owned and operated low income housing for homeless, very low income individuals and families with problems which include HIV/AIDS, Chronic Substance Abuse, and mental illness, at 333 Taylor Street, as part of the Citywide Tax Increment Housing Program.

Speakers: Reverend Cecil Williams, Glide Community Development, Inc.; and Joel Lipsky, Mayor's Office of Housing.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 82-97 BE ADOPTED.

- (f) Resolution No. 83-97 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Maitri AIDS Hospice, Inc. in an amount not to exceed \$247,791 for its residential care facility at 401 Duboce Street.

Speaker: Tim Wolford, Maitri AIDS Hospice, Inc.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 83-97 BE ADOPTED.

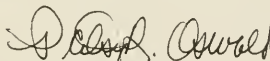
- (g) Workshop on Agency policy regarding non-discrimination benefits on the basis of Domestic Partner or Marital Status.

Speaker: Chris Harris, San Francisco Redevelopment Agency.

#### ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:35 p.m.

Respectfully submitted,



Patsy R. Oswald  
Agency Secretary

#### APPROVED

June 17, 1997







# SAN FRANCISCO REDEVELOPMENT AGENCY

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## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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THERE WILL BE NO COMMISSION MEETING ON  
JUNE 3, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON  
JUNE 10, 1997

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Prepared and mailed May 28, 1997



MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
10TH DAY OF JUNE, 1997

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7  
The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 10th day of June, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Mark Dunlop  
Leroy King  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

Lynette Sweet, Vice President (Arrived 4:05 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Essie Collins; Gloria Brown; Jan Bolaffi, President, Western Addition Neighborhood Association; David Cincotta and Anita Friedman, Jewish Family and Children's Services; Quentin Baker, Cross Cultural Family Center; Mary Helen Rogers; Ena Aguirre, member, Bayview Hunters Point Project Area Committee; Andre Scott, Enviro Cure, Inc.; Jim Berk Yerba Buena Neighborhood Council; Wiley Pierce and Barry Pierce, Geotopo, Inc.; and Reagan Howe, San Francisco Police Department.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Special Meetings, April 10 and 17 and May 8, 1997; Regular Meeting, May 13, 1997; Closed Session Meetings, April 8, 22 and 29 and May 20, 1997.
- (b) Public Hearing granting a variance and conditionally approving the Schematic Drawings with Sorg Properties, LLC (246 Second Street Associates, LLC) for 55 residential condominium units located at 246 Second Street located between Folsom and Howard Streets; Yerba Buena Center.  
(Continued from the meeting of May 27, 1997)

- (c) Authorizing an Owner Participation Agreement with Sorg Properties, LLC with respect to property located at 246 Second Street; Yerba Buena Center. (Continued from the meeting of May 27, 1997)

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED AND THAT CONSENT AGENDA ITEMS (b) AND (c) AND THE PUBLIC HEARING BE REMOVED FROM THE AGENDA.

At this time, 4:05 p.m., Ms. Sweet arrived at the meeting.

NEW BUSINESS - REGULAR AGENDA

- (d) Resolution No. 84-97 authorizing a Housing Opportunities for Persons with AIDS Technical Assistance Agreement with the Corporation for Supportive Housing in an amount not to exceed \$200,799.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 84-97 BE ADOPTED

- (e) Resolution No. 85-97 authorizing Exclusive Negotiations with Jewish Family and Children's Services for the purchase and development of Parcel 724-A(1) located at the southeast corner of Webster and O'Farrell Streets; Western Addition A-2.

Speakers: Essie Collins; Gloria Brown; Jan Bolaffi, President, Western Addition Neighborhood Association; David Cincotta and Anita Friedman, Jewish Family and Children's Services; Quentin Baker, Cross Cultural Family Center; and Mary Helen Rogers.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING THAT RESOLUTION NO. 85-97 AUTHORIZING EXCLUSIVE NEGOTIATIONS WITH JEWISH FAMILY AND CHILDREN'S SERVICES FOR THE PURCHASE AND DEVELOPMENT OF PARCEL 724-A(1) BE REJECTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop  
Mr. King  
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Ms. Sweet  
Mr. Rosales  
Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET THAT RESOLUTION NO. 85-97 AUTHORIZING EXCLUSIVE NEGOTIATIONS WITH JEWISH FAMILY AND CHILDREN'S SERVICES FOR THE PURCHASE AND DEVELOPMENT OF PARCEL 724-A(1) BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Sweet  
Mr. Rosales  
Mr. Singh

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop  
Mr. King  
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET THAT A REQUEST FOR PROPOSALS BE ISSUED FOR THE DEVELOPMENT OF PARCEL 724-A(1) IN THE WESTERN ADDITION A-2 AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Sweet  
Mr. Dunlop  
Mr. King  
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Rosales  
Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (f) Resolution No. 86-97 authorizing a First Amendment to a Personal Services Contract with Keyse Marston Associates, Inc. for Redevelopment Plan Adoption Services in an amount not to exceed \$205,940 for the proposed Bayview Hunters Point Redevelopment Project Area; Bayshore Survey Area.

Speaker: Ena Aguirre, member, Bayview Hunters Point Project Area Committee.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 86-97 BE ADOPTED.

- (g) Resolution No. 87-97 authorizing a Letter Agreement in an amount not to exceed \$22,500 with the Mayor's Office at Treasure Island regarding environmental cleanup at Treasure Island.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 87-97 BE ADOPTED.

- (h) Resolution No. 88-97 authorizing execution of a Lease with Opera Plaza, a California Limited Partnership for Office Space at 601 Van Ness Avenue.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 88-97 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Andre Scott, Enviro Cure, Inc., spoke regarding the excavation bid package and MBE/WBE participation in connection with the hotel development at Third and Mission Streets in Yerba Buena Center.
- (b) Jim Berk, Yerba Buena Neighborhood Council, spoke regarding eviction of the operator of a small market in the TODCO building at Fourth and Howard Streets.
- (c) Mary Helen Rogers spoke regarding reporting of actions taken in Closed Sessions.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

Pier 46B in Rincon Point-South Beach with China Basin Ballpark, LLC; and

Central Block 1 Office Building Site in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with Millennium Partners/WDG Ventures, Inc.

RECESS

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:00 p.m.

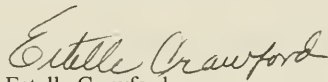
RECONVENED

At this time, 7:05 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:07 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Estelle Crawford".

Estelle Crawford  
Acting Agency Secretary

APPROVED

July 15, 1997





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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
17TH DAY OF JUNE, 1997

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7 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at the Bayview Opera House/Ruth Williams Memorial Theater, 4705 Third Street, in the City of San Francisco, California, at 4:00 p.m. on the 17th day of June, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Mark Dunlop  
Leroy King  
Manuel A. Rosales

and the following was absent:

Lynette Sweet, Vice President (Arrived 5:30 pm)  
Benny Y. Yee

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Shirley Jones, Leon Thibeaux, Marcie Dale-LeWinter, Scott Madison, Alma Robbins and James D. Autry, Hunters Point Shipyard Citizens Advisory Committee; Marie J. Franklin; Alvin Jones; Jay Parashis and Reagan Howe, San Francisco Police Department; Ocie Rogers; Willa Sims; Babette Drefke; Roland R. Willis; Eve Bachi; Sy Allen; Karen Alschuler; Olin Webb; Robert Wade; Harry Jamerson; Hazel Jones; and Ella Jamerson.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Approval of Minutes: Regular Meetings, May 20 and 27, 1997.

(b) Resolution No. 89-97 authorizing reimbursement of Deputy Executive Director, Finance and Deputy Executive Director, Program and Project Management applicants' travel expenses in a total amount not to exceed \$3,000.

- (c) Resolution No. 90-97 authorizing an amendment to Resolution No. 151-96 to add and delete certain Community Services Classifications.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) AND (c), RESOLUTION NUMBERS 89-97 AND 90-97, BE ADOPTED.

#### NEW BUSINESS - REGULAR AGENDA

- (d) Resolution No. 91-97 authorizing a First Amendment to the Lease Agreement between the Navy and the Agency for Buildings No. 307 and No. 381 at the Hunters Point Shipyard and authorizing the Executive Director to enter into Subleases or Sublease Amendments pursuant to that Lease; Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 91-97 BE ADOPTED

- (e) Public Hearing to hear all persons interested in the proposed Redevelopment Plan for Hunters Point Shipyard.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 92-97 approving the proposed Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area and recommending same to the Board of Supervisors of the City and County of San Francisco; Hunters Point Shipyard.

- (f) Resolution No. 93-97 approving the Re-entry Preference Program for the Hunters Point Shipyard Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors for its information; Hunters Point Shipyard.
- (g) Resolution No. 94-97 approving the report on the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors for its information; Hunters Point Shipyard.
- (h) Resolution No. 95-97 approving Minimum Property Standards for rehabilitation of the existing buildings to remain in the Hunters Point Shipyard and Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors for its information; Hunters Point Shipyard.
- (i) Presentation by the Hunters Point Shipyard Citizens Advisory Committee on the proposed Redevelopment Plan for the Hunters Point Shipyard.

Speakers - Items (e) - (i): Shirley Jones, Leon Thibeaux, Marcie Dale-LeWinter, Scott Madison and Alma Robins, Hunters Point Shipyard Citizens Advisory Committee; Eve Bach, Arc Ecology; Espanola Jackson; and Ena Aguirre.

Ms. Sweet arrived at the meeting at 5:30 p.m., during the speaker presentations.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 91-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 92-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 93-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 94-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 95-97, BE ADOPTED.

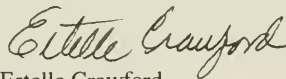
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

(a) Marie J. Franklin and Alvin Jones spoke regarding matters related to Hunters Point.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Dunlop, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:00 p.m.

Respectfully submitted,



Estelle Crawford  
Acting Agency Secretary

PLEASE NOTE:

A transcript of the proceedings for items (e) - (i) by a Court Reporter is on file with the Agency Secretary.

APPROVED

July 15, 1997



MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
24TH DAY OF JUNE, 1997

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JUL 18 1997

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97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 24th day of June, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Mark Dunlop  
Leroy King  
Benny Y. Yee

and the following were absent:

Lynette Sweet, Vice President  
Manuel A. Rosales

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Agonifer Shiferaw, Rasselas Jazz Club and Restaurant; Essie Collins; Errol Hall, President, Fillmore Merchants Association; Mary Helen Rogers; Gloria Brown; Jim Lowder, Executive Director, Habitat for Humanity San Francisco; Ross Worden; Tony Thompson; Philip Dochow, Mission Housing; John Schlesinger, Project Architect, Habitat for Humanity San Francisco; Ed Walsh; Nick Letunic, Bay Area Air Quality Management District; Andrew Butler, Greenbelt Alliance; Andrew Meiran, Basilica, LLC; Pam Duffy, Andrea Jones and Doug Stimpson, Catellus Development Corporation; Reverend Arnold Townsend; Robin Jones, UCSF; Harry Jamerson, Jamerson Construction Company; Michael Vanderhorst; Andre Scott, Enviro Cure; Marcie Henderson; Maurice James, Molly K. Brennan, Law Offices of David Cincotta; Tony Thompson, Santos & Urrutia; Bob Nelson; Reagan Howe and Jay Parashis, San Francisco Police Department.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 101-97 authorizing the transfer of \$571,108, the balance of the Bayview Hunters Point Economic Development Loan Program, to the City and County of San Francisco, Mayor's Office of Community Development.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 101-97 BE ADOPTED



- (b) Resolution No. 102-97 authorizing the execution of Loan Documents with Agonifer Shiferaw, Sole Proprietor of Rasselas Jazz Club and Restaurant, for a loan in an amount not to exceed \$737,000 for tenant improvements, equipment and related expenses to establish Rasselas Jazz Club and Restaurant at 1534-40 Fillmore Street in connection with the Lower Fillmore Revitalization Project; Western Addition A-2.

Speakers: Agonifer Shiferaw, Rasselas Jazz Club and Restaurant; Essie Collins; Errol Hall, President, Fillmore Merchants Association; Mary Helen Rogers; and Gloria Brown.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 102-97 BE ADOPTED.

- (c) Public Hearing to hear all persons interested in the sale of land at 1272 South Van Ness Avenue.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 103-97 authorizing the sale of land at 1272 South Van Ness Avenue (near 24th Street) to Habitat for Humanity San Francisco; Non-Redevelopment Area/Agency Housing Program.

Speakers: Jim Lowder, Executive Director, Habitat for Humanity San Francisco; Ross Worden; Tony Thompson; Philip Dochow, Mission Housing; and John Schlesinger, Project Architect, Habitat for Humanity San Francisco..

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 103-97 BE ADOPTED.

- (d) Public Hearing to hear all persons interested in an Amendment to the Redevelopment Plan; Rincon Point-South Beach.

The President opened the Public Hearing to hear all persons interested in this matter.

Speakers: Ed Walsh; Niko Letunic, Bay Area Air Quality Management District; and Andrew Butler, Greenbelt Alliance.

Resolution No. 104-97 approving an Amendment to the Redevelopment Plan for the Rincon Point-South Beach Project Area and recommending same to the Board of Supervisors of the City and County of San Francisco in connection with the development of Site D located at the northwest corner of Beale and Bryant Streets; Rincon Point-South Beach.



- (e) Resolution No. 105-97 approving an Amendment to the Design for Development for the Rincon Point-South Beach Project Area in connection with the development of Site D located at the northwest corner of Beale and Bryant Streets; Rincon Point-South Beach.
- (f) Resolution No. 106-97 approving an Addendum to the Report on the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors in connection with the development of Site D located at the northwest corner of Beale and Bryant Streets; Rincon Point-South Beach.
- (g) Resolution No. 107-97 approving the Basic Concept Design for the development of Site D located at the northwest corner of Beale and Bryant Streets; Rincon Point-South Beach.
- (h) Resolution No. 108-97 authorizing an Owner Participation Agreement with Bayview Inn Partners, LLC, for the development of Site D located at the northwest corner of Beale and Bryant Streets; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 104-97 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 105-97 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 106-97 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 107-97 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 108-97 BE ADOPTED.

- (i) Resolution No. 109-97 authorizing the Executive Director to submit an amended Construction Loan Application in an amount not to exceed \$9 million to the California Department of Boating and Waterways for Harbor related facilities as an expansion of the South Beach Harbor Project; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 109-97 BE ADOPTED.

- (j) Resolution No. 110-97 authorizing revised Third Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation in connection with the development of Site DD-2 located on the south side of Hudson Street at Whitney Young Circle; Hunters Point.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 110-97 BE ADOPTED.

- (k) Resolution No. 111-97 authorizing a Third Amendment to the Land Disposition Agreement with the San Francisco Housing Development Corporation in connection with the development of Site DD-2 located on the south side of Hudson Street at Whitney Young Circle; Hunters Point.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 111-97 BE ADOPTED.

- (l) Resolution No. 112-97 authorizing a Fourth Amendment to the Land Disposition Agreement with Housing Conservation and Development Corporation to provide additional funds not to exceed \$350,000 for the development of Site HH-1; Candlestick View; Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 112-97 BE ADOPTED.

- (m) Resolution No. 113-97 conditionally approving the Master Plan of the Basilica Limited Liability Company for the development of the Holy Cross Church Site located on the north side of Eddy Street between Divisadero and Scott Streets; Western Addition A-2.
- (n) Resolution No. 114-97 conditionally approving the Schematic Design for the Basilica Limited Liability Company Development Phase 1 of the Holy Cross Church Site located on the north side of Eddy Street between Divisadero and Scott Streets; Western Addition A-2.
- (o) Resolution No. 115-97 authorizing an Owner Participation Agreement with Basilica Limited Liability Company for the development of the Holy Cross Church Site located on the north side of Eddy Street between Divisadero and Scott Streets; Western Addition A-2.

Speakers: Items (m) - (o): Andrew Meieran, Basilica, LLC; Essie Collins; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (m), RESOLUTION NO. 113-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (n), RESOLUTION NO. 114-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (o), RESOLUTION NO. 115-97, BE ADOPTED.

- (p) Workshop on Mission Bay.

Speakers: Pam Duffy, Andrea Jones and Doug Stimpson, Catellus Development Corporation; Reverend Arnold Townsend; and Robin Jones, UCSF.

RECESS

The meeting recessed at 5:50 p.m. and reconvened at 6:00 p.m. with the same roll call.

- (q) Resolution No. 116-97 declaring official intent to reimburse certain expenditures from the proceeds of tax-exempt financing in an amount not to exceed \$40,000,000 made and/or to be made in connection with the construction and renovation of certain capital improvements and infrastructure and related costs within or of benefit to the Proposed Mission Bay Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 116-97 BE ADOPTED.

- (r) Resolution No. 117-97 requesting the Board of Supervisors of the City and County of San Francisco to adopt a resolution establishing a Survey Area to permit the Redevelopment Agency to determine whether the exercise of its powers is appropriate to assist in the redevelopment of a 238-acre portion of Mission Bay South of the China Basin Channel; Proposed Mission Bay South Redevelopment Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 117-97 BE ADOPTED.

- (s) Resolution No. 118-97 authorizing a Letter Agreement for Legal Services with the City Attorney's Office of the City and County of San Francisco in an amount not to exceed \$253,783.75 for work related to the Proposed Mission Bay South Redevelopment Survey Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 118-97 BE ADOPTED.

- (t) Resolution No. 119-97 authorizing a Letter Agreement for Planning Services with the Planning Department of the City and County of San Francisco in an amount not to exceed \$184,572 for work related to the Proposed Mission Bay South Redevelopment Survey Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 119-97 BE ADOPTED.

- (u) Resolution No. 120-97 authorizing Letter Agreement for Real Estate Services with the Real Estate Department of the City and County of San Francisco in an amount not to exceed \$140,000 for work related to the proposed Mission Bay South Redevelopment Survey Area.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 120-97 BE ADOPTED.

- (v) Resolution No. 121-97 authorizing a Letter Agreement for Engineering Design Services with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$99,000 for work related to the proposed Mission Bay South Redevelopment Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 121-97 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Harry Jamerson, Jamerson Construction Company, spoke regarding the lack of construction contract awards to African American contractors in Redevelopment Projects.
- (b) Mary Helen Rogers spoke regarding the Lower Fillmore Revitalization Project in the Western Addition A-2.
- (c) Michael Vanderhorst spoke regarding matters relating to the Western Addition A-2.
- (d) Andre Scott, Enviro Cure, spoke regarding MBE/WBE participation in connection with the hotel development at Third and Mission Streets in Yerba Buena Center.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

Pier 46B in Rincon Point-South Beach with China Basin Ballpark, LLC.; and

northeast corner of Third and Mission Streets (East Block 1) in Yerba Buena Center with Griffin Related Properties VII.

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers Local 21.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:30 p.m.

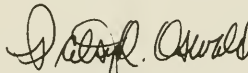
RECONVENED

At this time, 7:20 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Dunlop, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:22 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald  
Agency Secretary

APPROVED

July 15, 1997





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
749-2400

DOCUMENTS DEPT

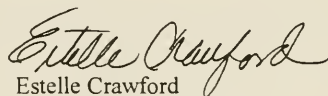
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## CALL AND NOTICE OF SPECIAL MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

PURSUANT TO SECTION 52 OF THE BYLAWS OF THE AGENCY, NOTICE IS  
HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the City and  
County of San Francisco will be held in Room 428 at 401 Van Ness Avenue, Room 404  
(Board of Supervisors' Legislative Chambers), San Francisco, California, at 1:30 o'clock  
p.m. on Thursday, June 26, 1997. This meeting will be held jointly with the City Planning  
Commission for the purpose of:

Finding and certifying that the Final Environmental Impact Report for the Ballpark at China  
Basin is adequate, accurate and objective and complies with the California Environmental  
Quality Act (Resolution No. 96-97); approving a resolution making certain findings pursuant  
to the California Environmental Quality Act and setting forth mitigation measures  
(Resolution No. 97-97); approving a Report on the proposed Redevelopment Plan  
Amendment (Resolution No. 98-97); approving an amendment to the Rincon Point-South  
Beach Redevelopment Plan (Redevelopment Resolution No. 99-97); and approving an  
amendment to the Design for Development for the Rincon Point-South Beach Project Area  
(Redevelopment Resolution No. 100-97).

  
Estelle Crawford  
Acting Agency Secretary

Date: June 18, 1997



# **SAN FRANCISCO REDEVELOPMENT AGENCY**

## **ACCESSIBLE MEETING POLICY**

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held in the Legislative Chambers of the Board of Supervisors, 401 Van Ness Avenue, Room 404 in San Francisco. The Chamber is wheelchair accessible. Accessible MUNI lines serving this location are: #42 Downtown Loop and the #71 Haight/Noriega and the F Line to Market and Van Ness and the Metro stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services call 923-6142.
5. There is accessible parking in the vicinity of the Veterans Building adjacent to Davies Hall and the War Memorial Complex.

April 3, 1996

SAN FRANCISCO REDEVELOPMENT AGENCY

June 26, 1997

The Minutes of this meeting are not available.



AUG 18 1997

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
1ST DAY OF JULY, 1997

---

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 1st day of July, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Leroy King  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Paula Collins and Philip Aarons, CB-1 Entertainment Partners, L.P.; Joyce Linker, Jewish Museum; Faith Raider, Local 2, Hotel Employees Union; Anita Hill, Yerba Buena Alliance; Earl White, San Francisco Black Chamber of Commerce; Walter Curd, Curd & Curd; Don Marcos, Mission Hiring Hall; Fei Tsen, President of the Board, and David Dial, Executive Director, Yerba Buena Gardens Studio for Technology and the Arts; Sue Olive and Peter Straus, MUNI; Espanola Jackson; Michael Vanderhorst; Mary Helen Rogers; Leon Thibaux, Mayor's Hunters Point Shipyard Advisory Committee; Lefty Gordon, Ella Hill Hutch Community Center; Carol Tatum, Young Community Developers; Essie Collins; Comer Marshall, Executive Director, Urban Economic Development Corporation; Claudia Viek, San Francisco Renaissance; Michael Simmons, Executive Director, San Francisco Housing Development Corporation; Ada Chan, Asian Neighborhood Design, Inc.; Andre Scott, Enviro Cure, Inc.; David Kilpatrick and Glenn Rescalvo, Gary E. Handel & Associates; Dorris Vincent; Reagan Howe and Jay Parashis, San Francisco Police Department.

Representing the press were: Gerald Adams, San Francisco Examiner; and Dan Levy, San Francisco Chronicle.

NEW BUSINESS - REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in a Disposition and Development Agreement for the CB-1 Market Street Parcel and the CB-1 Connector Site; Yerba Buena Center.

Resolution No. 122-97 authorizing Disposition and Development Agreement with CB-1 Entertainment Partners, L.P., for the CB-1 Market Street Parcel (located on the south side of Market Street east of the Marriott Hotel) and the CB-1 Connector Site (located along the eastern boundary of the Marriott Hotel from Market Street to Mission Streets); Yerba Buena Center.

The President opened the Public Hearing to hear all persons interested in this matter.

Speakers: Paula Collins and Philip Aarons, CB-1 Entertainment Partners, L.P.; Joyce Linker, Jewish Museum; Faith Raider, Local 2, Hotel Employees Union; Anita Hill, Yerba Buena Alliance; Earl White, San Francisco Black Chamber of Commerce; Walter Curd, Curd & Curd; and Don Marcos, Mission Hiring Hall.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, THAT RESOLUTION NO. 122-97 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop  
Mr. King  
Mr. Rosales  
Ms. Sweet  
Mr. Yee  
Mr. Singh

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (b) Resolution No. 123-97 authorizing an Operating Agreement for the Yerba Buena Gardens' Youth Arts and Education Center, Children's Gardens Programming and Carousel with Yerba Buena Gardens Studio for Technology and the Arts; Yerba Buena Center.

Speakers: Fei Tsen, President of the Board, and David Dial, Executive Director, Yerba Buena Gardens Studio for Technology and the Arts.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED RESOLUTION NO. 123-97 BE ADOPTED.

- (c) Resolution No.124-97 requesting the Public Transportation Commission of the City and County of San Francisco to consider the recommendations proposed by the San Francisco Municipal Railway for alignment, design, and station locations, for the Third Street Light Rail Project, with certain modifications as the project affects, or may affect, Redevelopment Survey Areas.

Speakers: Sue Olive and Peter Straus, MUNI; and Espanola Jackson.

Ms. Sweet left the meeting at 6:10 p.m. during the speaker presentations.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 124-97, BE ADOPTED

At this time, 6:14 p.m., Mr. Rosales left the meeting.

At this time, 6:14 p.m., Ms. Sweet returned to the meeting.

- (d) Resolution No. 125-97 authorizing a Contract with Ella Hill Hutch Community Center to provide Employment Development Services to low and moderate income residents of the Western Addition A-2 Redevelopment Project Area in an amount not to exceed \$273,000 for the period July 1, 1997 through June 30, 1998; Western Addition A-2.
- (e) Resolution No. 126-97 authorizing a Contract with Ella Hill Hutch Community Center to provide Employment Development Services to low and moderate income residents of the Western Addition A-2 Redevelopment Project Area in an amount not to exceed \$273,000 for the period July 1, 1997 through June 30, 1998; Western Addition A-2.
- (f) Resolution No. 127-97 authorizing a Contract with Mission Hiring Hall, Inc. to provide Employment Development Services to low and moderate income residents of the South of Market Redevelopment Project Area in an amount not to exceed \$227,000 for the period July 1, 1997 through June 30, 1998; South of Market.

Speakers – Items (d), (e) & (f): Michael Vanderhorst; Mary Helen Rogers; Leon Thibeaux, Mayor's Hunters Point Shipyard Advisory Committee; Lefty Gordon, Ella Hill Hutch Community Center; and Carol Tatum, Young Community Developers.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 125-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 126-97, BE ADOPTED.



ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 127-97, BE ADOPTED.

- (g) Resolution No. 128-97 authorizing a Contract with Urban Economic Development Corporation to provide Business Technical Assistance and Loan Packaging Services to businesses located in the Western Addition A-2 and India Basin Industrial Park Redevelopment Project Areas for an amount not to exceed \$185,000 for the period July 1, 1997 through June 30, 1998; Western Addition A-2. and India Basin.

Speakers: Michael Vanderhorst; Mary Helen Rogers; Essie Collins; Comer Marshall, Executive Director, Urban Economic Development Corporation, and Leon Thibeaux.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 128-97 BE ADOPTED.

At this time, 6:50 p.m., Mr. Dunlop left the meeting.

- (h) Resolution No. 129-97 authorizing a Contract with San Francisco Renaissance to provide Entrepreneurial Training Services to low and moderate income residents of All Redevelopment Project Areas in an amount not to exceed \$50,000 for the period July 1, 1997 through June 30, 1998; All Redevelopment Project Areas.

Speakers: Claudia Viek, San Francisco Renaissance; and Michael Vanderhorst.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 129-97 BE ADOPTED.

At this time, 7:00 p.m., Mr. Dunlop returned to the meeting.

- (i) Resolution No. 130-97 authorizing a Personal Services Contract in an amount not to exceed \$200,000 with the San Francisco Housing Development Corporation for Housing Development, Assistance and Counseling Services; Western Addition A-2 and Hunters Point.

Speakers: Michael Simmons, Executive Director, San Francisco Housing Development Corporation; Mary Helen Rogers; and Michael Vanderhorst.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 130-97 BE ADOPTED.

- (j) Resolution No. 131-97 authorizing an increase of \$1,371,883 for a total amount not to exceed \$2,156,312 in funding commitments to Asian Neighborhood Design, Inc. for preconstruction and development expenses in connection with Minna Park Family Apartments, 26 units of low income rental housing at 529 and 539 Minna Street; South of Market.

Speaker: Ada Chan, Asian Neighborhood Design, Inc.



ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 131-97 BE ADOPTED.

- (k) Resolution No. 132-97 authorizing the Executive Director to apply for, accept, and administer up to \$1,030,000 in grants from the U.S. Department of Housing and Urban Development for the Housing Opportunities for Persons with AIDS Special Projects of National Significance Program.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 132-97 BE ADOPTED.

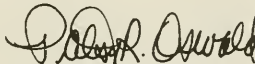
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Michael Vanderhorst spoke regarding staff response to questions raised by the public.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:35 p.m.

Respectfully submitted,



Patsy R. Oswald  
Agency Secretary

APPROVED

July 29, 1997



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## AGENDA

**NOTE:** QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON  
JULY 8, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON  
JULY 15, 1997

Prepared and mailed July 2, 1997

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
15TH DAY OF JULY, 1997

---

97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 15th day of July, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Leroy King  
Benny Y. Yee

and the following was absent:

Manurl A. Rosales

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Arnold Chin, Chairman, Chinatown Economic Development Group; Harry Jamerson, Jamerson Construction Company; Reagan Howe and Jay Parashis, San Francisco Police Department.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, June 10, 17 and 24; Closed Session Meeting, June 10, 1997.
- (b) Resolution No. 133-97 authorizing a Second Amendment to the United Public Employees Local 790 Memorandum of Agreement to extend the term through August 31, 1997.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND, UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 133-97, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 134-97 authorizing the reallocation of \$36,000 from the Chinatown Economic Development Fund's Long Range Planning Line Item to the Administrative Line Item and a Personal Services Contract with the Chinatown Economic Development Group in an amount not to exceed \$72,000 to provide Administrative Services in support of the implementation of the Chinatown Economic Development Plan for the period August 1, 1997 to July 31, 1998.

Speaker: Arnold Chin, Chairman, Chinatown Economic Development Group.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 134-97 BE ADOPTED

- (d) Resolution No. 135-97 authorizing a First Amendment to Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$36,666 with Dolores Street Community Services Hope Housing Program – Richard M. Cohen Residence at 220 Dolores Street.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 135-97 BE ADOPTED.

- (e) Informational workshop on Mission Bay conceptual framework for a proposal for the Catellus Development portion of the South of Channel Redevelopment Plan Area.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Harry Jamerson, Jamerson Construction Company, spoke regarding monitoring of construction contracts at the China Basin Ballpark.

CLOSED SESSION

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers, Local 21.

RECESS

It was moved by Mr. Yee, seconded by Mr. Dunlop, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:00 p.m.

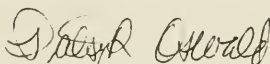
RECONVENED

At this time, 5:40 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:42 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald  
Agency Secretary

APPROVED

August 12, 1997





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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
22ND DAY OF JULY, 1997

---

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 22nd day of July, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

Leroy King

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Rudy Nothenberg, Mayor's Office; Jack Bair, Mark Landsman, Michael Scardino and Jeffrey Tucker, San Francisco Giants; Dean Macris; David Stevens; Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; Ernestine Weiss; Davitt Felder; Denis Henmi; Mary Helen Rogers; Dennis McKenzie; Michael Vanderhorst; Penelope De Paoli; Jesse Smith, City Attorney's Office; Melvin Lee, Brian Lee and Anthony Chin, Centris Investment Company, Inc.; Sue Hestor; Thomas Campbell Reed, Lower Fillmore Merchants Association; Bruce Helmig; Amelita Pascual, South of Market Foundation; John Elberling, TODCO; Anna Yee, South of Market Problem Solving Council; Janine Gropp, Gropp Graphics; Jeff Breininger; Augusto Elias; Harry Ajmani; Reagan Howe and Jay Parashis, San Francisco Police Department; Steve Suzuki, Steven Kodama and Gary Barbaree, Japanese American Religious Federation Assisted Living Facility, Inc.; Robert Herman; Felix Warburg, Bush Street Synagogue Cultural Center; and Steve Nakajo, Kimochi Senior Center.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Void

- (b) Resolution No. 137-97 authorizing a First Amendment to a Personal Services Contract with Seifel Associates in an amount not to exceed \$11,200 for services related to the Federal Office Building Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (b), RESOLUTION NO. 137-97, BE ADOPTED..

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 138-97 authorizing execution of an Owner Participation Agreement and certain related documents between China Basin Ballpark Company, LLC and the Redevelopment Agency of the City and County of San Francisco; Rincon Point-South Beach.
- (d) Resolution No. 139-97 approving the Schematic Design by China Basin Ballpark Company, LLC for the development of a Ballpark (Pacific Bell Park) on the site bounded by King, Second and Third Streets and the China Basin Channel; Rincon Point-South Beach.

Speakers – Items (c) and (d): Rudy Nothenberg, Mayor’s Office; Jack Bair, Mark Landsman, Michael Scardino and Jeffrey Tucker, San Francisco Giants; Dean Macris; David Stevens; Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; Ernestine Weiss; Davitt Felder; Denis Henmi; Mary Helen Rogers; Dennis McKenzie; Michael Vanderhorst; Penelope De Paoli; and Jesse Smith, City Attorney’s Office.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 138-97, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED “AYE”:

Mr. Dunlop  
Mr. Rosales  
Ms. Sweet  
Mr. Yee  
Mr. Singh

AND THE FOLLOWING VOTED “NAY”:

None

AND THE FOLLOWING ABSTAINED:

None

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 139-97, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED “AYE”:

Mr. Dunlop  
Mr. Rosales  
Ms. Sweet

Mr. Yee  
Mr. Singh

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

RECESS

The meeting recessed at 5:30 p.m. and reconvened at 5:40 p.m. with the same roll call.

- (e) Resolution No. 140-97 authorizing an Agreement for Working Capital Funding of \$592,000 and Operation of the Childcare Center at Yerba Buena Gardens with South of Market Day Care, Inc.; Yerba Buena Center.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 140-97, BE CONTINUED TO THE MEETING OF JULY 29, 1997 AT STAFF REQUEST.

- (f) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcel 714-A(2); Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 141-97 authorizing a Disposition and Development Agreement with Centris Investment Company, Inc. for the purchase and development of Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.

- (g) Resolution No. 142-97 conditionally approving the Schematic Design for Centris Investment Company, Inc. development on Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.

Speakers – Items (f) and (g): Melvin Lee, Brian Lee and Anthony Chin, Centris Investment Company, Inc.; Mary Helen Rogers; Sue Hestor; Thomas Campbell Reed, Lower Fillmore Merchants Association; and Bruce Helmig.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

MOTION: IT WAS MOVED BY MR. DUNLOP THAT APPROVAL BE CONDITIONED UPON SATISFACTORY WIND TUNNEL STUDIES.

THE MOTION DIED DUE TO LACK OF A SECOND.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND CARRIED, WITH MR. DUNLOP OPPOSING, THAT ITEM (f), RESOLUTION NO. 141-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND CARRIED, WITH MR. DUNLOP OPPOSING, THAT ITEM (g), RESOLUTION NO. 142-97, BE ADOPTED.

- (h) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcels 674 C&F; Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 143-97 authorizing a Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc. for the purchase and development of Parcels 674 C&F (1881 Bush Street) located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Continued from the meetings of April 8 and May 20, 1997).

- (i) Resolution No. 144-97 conditionally approving the Basic Concept Design for the Japanese American Religious Federation Assisted Living Facility, Inc. for the development of Parcels 674 C&F (1881 Bush Street) located at the southeast corner of Bush and Laguna Streets; Western Addition A-2.

Speakers – Items (h) and (i): Steve Suzuki, Steven Kodama and Gary Barbaree, Japanese American Religious Federation Assisted Living Facility, Inc.; Robert Herman; Felix Warburg, Bush Street Synagogue Cultural Center; Steve Nakajo, Kimochi Senior Center; Mary Helen Rogers; and Michael Vanderhorst.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 143-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 144-97, BE ADOPTED.

## RECESS

The meeting recessed at 7:05 p.m. and reconvened at 7:10 p.m. with the same roll call.

- (j) Resolution No. 145-97 authorizing a Contract with South of Market Foundation to provide Business Technical Assistance and Loan Packaging Services to businesses located in the South of Market Redevelopment Project Area for an amount not to exceed \$203,000 for the period July 1, 1997 through June 30, 1998; South of Market.

Speakers: Amelita Pascual, South of Market Foundation; John Elberling, TODCO; Anna Yee, South of Market Problem Solving Council; Janine Gropp, Gropp Graphics; Jeff Breining; and Augusto Elias.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 145-97 BE ADOPTED.

At this time, 7:45 p.m., Mr. Yee left the meeting.

- (k) Resolution No. 146-97 authorizing a First Amendment to the Program Administration Agreement between the Redevelopment Agency and the Housing Authority of the City and County of San Francisco in an amount not to exceed \$680,442 as part of the Housing Opportunities for Persons with AIDS Program.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 146-97 BE ADOPTED.

#### CLOSED SESSION

Pursuant to Government Code Section 54957: Appointment of Deputy Executive Director, Finance.

#### RECESS

It was moved by Ms. Sweet, seconded by Mr. Dunlop, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:55 p.m.

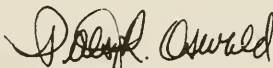
#### RECONVENED

At this time, 8:15 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced the appointment of Stephen J. Agostini as Deputy Executive Director, Finance.

#### ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:17 p.m.

Respectfully submitted,



Patsy R. Oswald  
Agency Secretary

#### APPROVED

September 9, 1997







SEP 15 1997

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
29TH DAY OF JULY, 1997

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 29th day of July, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Leroy King  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Rudy Nothenberg, Mayor's Office; Sopenia Maxwell, President, Bayview Hunters Point Project Area Committee (PAC); Michele Henry Ellis, Alvin P. Norman, Alvin Jones and Lisa Bauer, Bayview Hunters Point PAC members; Carolyn Diamond, Market Street Association and Mid-Market PAC member; Marty Cerles, South of Market PAC member; Amelita Pascual, South of Market Foundation; John Yee, San Francisco Giants; Mary Helen Rogers; Reagan Howe and Jay Parashis, San Francisco Police Department.

REPORT ON ACTIONS TAKEN AT JULY 22, 1997 CLOSED SESSION:

Resolution No. 147-97 appointing Stephen J. Agostini as Deputy Executive Director, Finance, effective August 4, 1997.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Approval of Minutes: Regular Meeting, July 1, 1997.

(b) Resolution No. 148-97 authorizing tuition payment and travel expenses not to exceed \$2,000 for Walter Yanagita, Senior Architect, to enroll in the University of Southern California, School of Architecture's 1997 Program of Short Courses in Historic Preservation.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 148-97, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 149-97 authorizing the negotiation and execution of leases for 1401 and 1425 Fillmore Street with Fillmore Apartments, LLC in connection with the Lower Fillmore Commercial Revitalization Program; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 149-97 BE ADOPTED

- (d) Resolution No. 150-97 approving a policy for staffing of Project Area Committees.

Speakers: Sophenia Maxwell, President, Bayview Hunters Point Project Area Committee (PAC); Michele Henry Ellis, Alvin P. Norman and Alvin Jones, Bayview Hunters Point PAC members; and Carolyn Diamond, Market Street Association and Mid-Market PAC member.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 150-97, BE CONTINUED.

- (e) Resolution No. 151-97 amending the Agency's Budget for the period July 1, 1997 to June 30, 1998 by increasing the Rincon Point-South Beach Program by \$15,000,000 to finance certain public improvements pursuant to the Owner Participation Agreement for the Giants' Baseball Park; Rincon Point-South Beach.

Speaker: Rudy Nothenberg, Mayor's Office.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 151-97 BE ADOPTED.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the northwest corner of 7th and Mission Streets and the entities the Agency may negotiate with are: S.Y. Investment Company, Inc. and the U.S. General Services Administration.
- (b) Pursuant to Government Code Section 54956.9(a) – Conference with Legal Counsel regarding existing litigation:
- 1) San Francisco Redevelopment Agency vs. Walker et al Superior Court No. 980818.
  - 2) San Francisco Redevelopment Agency vs. Bank of America Superior Court No. 968484.

Minutes of a Regular Meeting, July 29, 1997

- (c) Pursuant to Government Code Section 54957: Appointment of Deputy Executive Director, Program and Project Management.
- (d) Pursuant to Government Code Section 54956.9(c) Conference with Legal Counsel regarding initiation of one potential case.

RECESS

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:00 p.m.

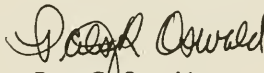
RECONVENED

At this time, 7:05 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:07 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

September 9, 1997



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR EXECUTIVE CONFERENCE ROOM  
749-2400  
JULY 31, 1997  
4:20 P.M.

DOCUMENTS DEPT.

JUL 30 1997

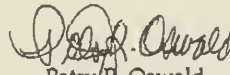
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## CALL AND NOTICE OF A SPECIAL MEETING

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held in the Third Floor Executive Conference Room, 770 Golden Gate Avenue, San Francisco, California at 4:30 o'clock p.m. on July 31, 1997 for the purpose of holding a close session pursuant to Government Code Section 54957: Appointment of Deputy Executive Director, Program and Project Management.

Public Comment.

Adjournment.

  
Patsy R. Oswald  
Agency Secretary

July 30, 1997



SAN FRANCISCO REDEVELOPMENT AGENCY

July 31, 1997

The Minutes of this meeting are not available.





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## A G E N D A

PLEASE NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON

AUGUST 5, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON

AUGUST 12, 1997

Prepared and mailed August 1, 1997

DOCUMENTS DEPT.

AUG 04 1997

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
12TH DAY OF AUGUST, 1997

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 12th day of August, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Leroy King  
Manuel A. Rosales

and the following was absent:

Benny Y. Yee

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Leola Gillies; Elizabeth Seifel, Seifel Associates; Richard S. Taylor, Shute Mihaly and Weinberger; Susana Montana, Department of City Planning; James Haas, Civic Pride; Shyam Chetel, United Capital Investments; Anya-Malka Halevi, Mid-Market Project Area Committee member; Greg Walters, U.S. Court of Appeals; Anna Yee, South of Market Problem Solving Council; Michael Levin; Carolyn Diamond, Market Street Association; Amelita Pascual, South of Market Foundation; Pamela Duffy, SY Investment; Nathaniel Berkowitz, Grant Building; John Elberling, TODCO; Chris Mohr; Marty Cerles. Jim Kurinsky, 101 Valencia; Barbara Redfield; Mary Helen Rogers; Al Borvice. Housing Development and Neighborhood Preservation Corporation; Sharon Kiesen, Makras Real Estate; M. Hagerty, GSA; and Robert A. Hanes.

Representing the press was: Gerald Adams, San Francisco Examiner.

REPORT ON ACTIONS TAKEN AT JULY 31, 1997 CLOSED SESSION:

Resolution No. 152-97 appointing Helen L. Sause as Deputy Executive Director, Program and Project Management, effective August 4, 1997.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Approval of Minutes: Regular Meeting, July 15, 1997.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in a First Amendment to the Disposition and Development Agreement for the purchase and development of Parcels 779B&C; Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Authorizing a First Amendment, which revises Improvements and Permitted Uses; Additional Terms, Covenants and Conditions and Schedule of Performance of the Disposition and Development Agreement with Alamo Square, LLC in connection with the purchase and development of Parcels 779B&C bounded by McAllister, Fulton, Steiner and Fillmore Streets; Western Addition A-2. (Staff recommends this item be continued to the meeting of August 19, 1997)

Speaker: Miguel Gutierrez

There being no further persons wishing to appear in connection with this matter, the President declared that the Public Hearing would be continued.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (b) AND THE PUBLIC HEARING BE CONTINUED TO THE MEETING OF AUGUST 19, 1997 AT STAFF REQUEST.

- (c) Resolution No. 153-97 commending and expressing appreciation to Leola Gillies upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco.

Speaker: Leola Gillies.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 153-97 BE ADOPTED.

- (d) Resolution No. 154-97 authorizing the expenditure of \$58,200 for the performance of the audit of the Agency's Financial Statements as of June 30, 1997, under the three-year contract with KMPG Peat Marwick, LLP and Williams, Adley & Company, LLP.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 154-97 BE ADOPTED.

- (e) Public Hearing to hear all persons interested in approval of the Redevelopment Plan for the Federal Office Building Redevelopment Project Area and the Fiscal Merger with the Embarcadero-Lower Market and South of Market Earthquake Recovery Redevelopment Project Areas.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 155-97 approving the Redevelopment Plan for the Federal Office Building Redevelopment Project Area and the Fiscal Merger with the Embarcadero-Lower Market and South of Market Earthquake Recovery Redevelopment Project Areas and recommending their adoption to the Board of Supervisors of the City and County of San Francisco.

- (f) Public Hearing to hear all persons interested in an Amendment to Embarcadero-Lower Market Redevelopment Plan.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 156-97 approving an amendment to the Embarcadero-Lower Market Redevelopment Plan to fiscally merge with the proposed Federal Office Building Redevelopment Project Area and recommending its adoption to the Board of Supervisors of the City and County of San Francisco

- (g) Public Hearing to hear all persons interested in an Amendment to the South of Market Earthquake Recovery Redevelopment Plan.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 157-97 approving an amendment to the South of Market Earthquake Recovery Redevelopment Plan to fiscally merge with the proposed Federal Office Building Redevelopment Project Area and recommending its adoption to the Board of Supervisors of the City and County of San Francisco.

- (h) Resolution No. 158-97 approving the report on the Redevelopment Plan for the Federal Office Building Redevelopment Project Area and the fiscal merger with the Embarcadero-Lower Market and South of Market Earthquake Recovery Redevelopment Project Areas and authorizing its transmittal to the Board of Supervisors.
- (i) Resolution No. 159-97 approving the Design for Development for the Federal Office Building Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors and to the City Planning Commission.
- (j) Resolution No. 160-97 approving a Delegation Agreement between the Agency and the San Francisco Department of City Planning with respect to the Federal Office Building Redevelopment Plan.
- (k) Resolution No. 161-97 approving the Re-entry Preference Program for the Federal Office Building Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors for its information.

Speakers - Items (e) - (k): Elizabeth Seifel, Seifel Associates; Richard S. Taylor, Shute Mihaly and Weinberger; Susana Montana, Department of City Planning; James Haas, Civic Pride; Shyam Chetel, United Capital Investments; Anya-Malka Halevi, Mid-Market Project Area Committee member; Greg Walters, U.S. Court of Appeals; Anna Yee, South of Market Problem



Solving Council; Michael Levin; Carolyn Diamond, Market Street Association; Amelita Pascual, South of Market Foundation; Pamela Duffy, SY Investment; Nathaniel Berkowitz, Grant Building; John Elberling, TODCO; Chris Mohr; and Marty Cerles.

There being no further persons wishing to appear in connection with these matters, the President declared the Public Hearings closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 155-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 156-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 157-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 158-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 159-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (j) RESOLUTION NO. 160-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (k) RESOLUTION NO. 161-97, BE ADOPTED.

- (l) Resolution No. 162-97 authorizing a Third Amendment to a Loan Agreement and Promissory Note with Housing Development and Neighborhood Preservation Corporation in connection with the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program.
- (m) Resolution No. 163-97 authorizing a Second Amendment to a Grant and Regulatory Agreement with Housing Development and Neighborhood Preservation Corporation in an amount not to exceed \$755,600 in connection with the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program.

Speakers: Jim Kurinsky, 101 Valencia; Barbara Redfield; Mary Helen Rogers; and Al Borvice, Housing Development and Neighborhood Preservation Corporation.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (l), RESOLUTION NO. 162-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (m), RESOLUTION NO. 163-97, BE ADOPTED.



Minutes of a Regular Meeting, August 12, 1997

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT  
AGENCY RELATED MATTERS

- (a) Mary Helen Rogers spoke regarding the Lower Fillmore Revitalization Project.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Statement in connection with settlement of San Francisco Hispanic Chamber of Commerce v. Kouba. No statement was made at this time.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Mission Streets (East Block 1) and the entity the Agency may negotiate with is Griffin Related Properties VII.
- (b) Pursuant to Government Code Section 54956.9(a) – Conference with Legal Counsel regarding existing litigation: San Francisco Redevelopment Agency vs. Walker et al Superior Court No. 980818.

RECESS

It was moved by Mr. Rosales, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:55 p.m.

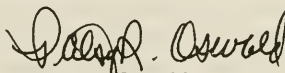
RECONVENED

At this time, 7:20 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded Mr. Dunlop, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:22 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

September 9, 1997



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
19TH DAY OF AUGUST, 1997

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7  
The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 5:05 p.m. on the 19th day of August, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Benny Y. Yee

and the following were absent:

Mark Dunlop  
Neli Palma  
Manuel A. Rosales

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Bonnie Spindler and Michael Weller, Alamo Square Neighborhood Association; Stan Smith, San Francisco Building Trades Council; Ena Aguirre; Lefty Gordon, Ella Hill Hutch Community Center; Arnold Chin, Chinatown Economic Development Group; Anna Yee, South of Market Child Care Center; Tiffany Mock-Goeman, David Lloyd and Harry Johnson, Catholic Charities of the Archdiocese of San Francisco; Jay Parishis and Reagan Howe, San Francisco Police Department.

UNFINISHED BUSINESS

- (a) Public Hearing to hear all persons interested in a First Amendment to the Disposition and Development Agreement for the purchase and development of Parcels 779B&C; Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 164-97 authorizing a First Amendment to the Disposition and Development Agreement with Alamo Square, LLC for the purchase and development of Parcels 779B&C bounded by Fillmore, Fulton, Steiner and McAllister Streets; Western Addition A-2. (Staff recommends this item be continued to the meeting of August 26, 1997)

Speakers: Bonnie Spindler and Michael Weller, Alamo Square Neighborhood Association.

There being no further persons wishing to appear in connection with this matter, the President declared that the Public Hearing would be continued.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 164-97, BE CONTINUED TO THE MEETING OF AUGUST 26, 1997 AT STAFF REQUEST.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 165-97 authorizing travel for Martha Walters, Environmental Assessment Specialist, to Kansas City, MO, September 2-5, 1997, to attend the US EPA's National Brownfields Conference.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION 165-97, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 166-97 authorizing a First Amendment to the Personal Services Contract with Young Community Developers, dated July 1, 1997, to establish performance goals and waive a specific conflict of interest for the period July 11, 1997 through December 31, 1997; Hunters Point.

Speakers: Stan Smith, San Francisco Building Trades Council; Ena Aguirre; and Lefty Gordon, Ella Hill Hutch Community Center.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 166-97, BE ADOPTED

Resolution No. 167-97 authorizing the transfer of \$27,000 from the Chinatown Economic Development Fund's Marketing Budget to the Aesthetics Budget and authorizing a Personal Services Contract with Maintrain in an amount not to exceed \$27,000 to operate a Comprehensive Street Cleaning Business Venture from September 1, 1997 through November 30, 1997 as part of the Chinatown Economic Development Program.

Speaker: Arnold Chin, Chinatown Economic Development Group.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 167-97 BE ADOPTED.

- (c) Resolution No. 168-97 authorizing an Agreement for Working Capital Funding of \$592,000 and operation of the Child Care Center at Yerba Buena Gardens with South of Market Child Care, Inc.; Yerba Buena Center.

Speaker: Anna Yee, South of Market Child Care Center.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 168-97 BE ADOPTED.

- (d) Resolution No. 169-97 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for its HIV Housing Assistance Program in an amount not to exceed \$292,510.

Speaker: Tiffany Mock-Goeman, Catholic Charities of the Archdiocese of San Francisco.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 169-97 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT  
AGENCY RELATED MATTERS

- (a) Mary Helen Rogers spoke regarding housing liaison positions created to assist residents of housing developments with expiring Section 8 contracts. She also noted the importance of case managers to HOPWA Program clients.

CLOSED SESSION

Pursuant to Government Code Section 54956.9(c) Conference with Legal Counsel regarding initiation of one potential case.

RECESS

It was moved by Mr. Yee, seconded Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:15 p.m.

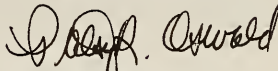
RECONVENED

At this time, 6:35 p.m., the meeting reconvened back to the regular session and Robert Firehock, Acting Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:37 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald  
Agency Secretary

APPROVED

September 9, 1997

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
26TH DAY OF AUGUST, 1997

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SEP 15 1997

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7 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 26th day of August, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Manuel A. Rosales  
Benny Y. Yee

and the following were absent:

Mark Dunlop  
Neli Palma

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Redmond Kernan and Bob Lalanne, Alamo Square, LLC; Mary Helen Rogers; Lefty Gordon, Ella Hill Hutch Community Center; Gloria Brown; Reverend Arnold Townsend; Reagan Howe and Jay Parishis, San Francisco Police Department; and Sally Walker.

UNFINISHED BUSINESS

- (a) Public Hearing to hear all persons interested in a First Amendment to the Disposition and Development Agreement for the purchase and development of Parcels 779B&C; Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 164-97 authorizing a First Amendment to the Disposition and Development Agreement with Alamo Square, LLC for the purchase and development of Parcels 779B&C bounded by Fillmore, Fulton, Steiner and McAllister Streets; Western Addition A-2. (Continued from the meetings of August 12 and 19, 1997)

Speakers: Redmond Kernan and Bob Lalanne, Alamo Square, LLC; Mary Helen Rogers; Lefty Gordon, Ella Hill Hutch Community Center; Gloria Brown; and Reverend Arnold Townsend.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.



MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 164-97, AND THE PUBLIC HEARING BE CONTINUED TO THE MEETING OF SEPTEMBER 23, 1997.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Special Meeting, June 26, 1997.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 170-97 commending and expressing appreciation to Wes Willoughby.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 170-97 BE ADOPTED

- (c) Resolution No. 171-97 authorizing an Owner Participation Agreement with Espavi-McAllister Associates for the construction of a 3-story office building addition on the property located at 679 McAllister Street; Western Addition A-2.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 171-97, BE CONTINUED TO THE MEETING OF SEPTEMBER 9, 1997.

- (d) Resolution No. 172-97 conditionally approving the Schematic Design of Espavi-McAllister Associates for a 3-story office building addition on the property located at 679 McAllister Street; Western Addition A-2.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 172-97, BE CONTINUED TO THE MEETING OF SEPTEMBER 9, 1997.

- (e) Resolution No. 173-97 expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities at the northwest corner of Beale and Bryant Streets for redevelopment purposes in an amount not to exceed \$16,000,000; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 173-97 BE ADOPTED.

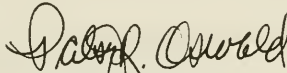
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT  
AGENCY RELATED MATTERS

- (a) Gloria Brown spoke regarding high apartment rents and the need for commercial space to be serving the entire community, not just a segment, at the Fillmore Center in the Western Addition A-2.

ADJOURNMENT

It was moved Ms. Sweet, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:10 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Patsy R. Oswald".

Patsy R. Oswald  
Agency Secretary

APPROVED

September 9, 1997



# SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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THERE WILL BE NO COMMISSION MEETING ON  
SEPTEMBER 2, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON  
SEPTEMBER 9, 1997

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Prepared and mailed August 27, 1997

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
9TH DAY OF SEPTEMBER, 1997

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 9th day of September, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Leroy King  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

Neli Palma

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Jeffrey Bleich, Munger Tolles & Olsen; Keely O'Callaghan, Hispanic Chamber of Commerce; Jon Bassman, City Development Services; Thomas Campbell Reid, Lower Fillmore Merchants Association; Reagan How and Jay Parashis, San Francisco Police Department.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, July 22 and 29, August 12, 19 and 26, 1997; Closed Session Meetings, June 24, July 15, 22, 29 and 31, August 12, 1997 and August 19, 1997 (as amended).

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 174-97 authorizing a First Amendment to the Personal Services Contract with Geomatrix Consultants, Inc., in an amount not to exceed \$15,000, for Professional Environmental Consultant Services as part of the Phase One Regional Site Assessment Work for the Brownfields Pilot Project; Bayview Hunters Point Survey Area.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 174-97 BE ADOPTED

- (c) Resolution No. 175-97 approving a Non-discrimination in Contracts and Equal Benefits Policy.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 175-97 BE ADOPTED.

- (d) Resolution No. 176-97 approving amendments to the Agency Personnel Policy regarding non-discrimination on domestic partner status.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 176-97 BE ADOPTED.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 177-97 commending and expressing appreciation and congratulations to Jones Memorial United Methodist Church.

This is not an agenda item and, in accordance with the Brown Act regulations, a determination needs to be made by the Commission that a need to take action on this off-agenda item arose after posting of the agenda on Friday, September 5, 1997. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five Commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT, THIS ITEM BE ADDED TO THE AGENDA, AND IT IS DETERMINED THAT THERE IS A NEED TO TAKE IMMEDIATE ACTION AND THE NEED FOR ACTION ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON SEPTEMBER 5, 1997.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 177-97 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Jeffrey Bleich, Munger Tolles & Olsen, representing the Green Group, spoke regarding the termination of Exclusive Negotiations with The Green Group for Parcel EB-2A in Yerba Buena Center.



REPORT OF THE EXECUTIVE DIRECTOR

- (a) Statement in connection with settlement of San Francisco Hispanic Chamber of Commerce v. Kouba. No statement was made at this time.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel – anticipated litigation – two potential cases.
- (b) Pursuant to Government Code Section 54957 on personnel with respect to performance review of Executive Director.
- (c) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers Local 21.

RECESS

It was moved by Mr. Yee, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 4:50 p.m.

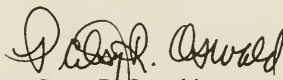
RECONVENED

At this time, 6:48 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

November 18, 1997



# SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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THERE WILL BE ~~NO~~ COMMISSION MEETING ON  
SEPTEMBER 16, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON  
SEPTEMBER 23, 1997

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Prepared and mailed September 10, 1997

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
23RD DAY OF SEPTEMBER, 1997

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7 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 23rd day of September, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Leroy King  
Neli Palma  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Carlos Solovzano, Alina G. Laguna, John Quezada and Lionel Recio, San Francisco Hispanic Chamber of Commerce; Bob La Lanne, La Lanne Volkman; Joan McNammara, San Francisco Housing Development Corporation; Redmond Kernan, RFK Associates; Ken Taymor, Counsel for Alamo Square, LLC; Mary Helen Rogers; Richard Reutlinger; Joe Pecora; Leslie Humphrey; Susan Grimm and Anne Brack, Alamo Square Associates; Thomas Campbell Reed; Derf Butler; Keith Autry; Essie Collins, Beideman Neighborhood Group; Michael Vanderhorst; Lefty Gordon, Ella Hill Hutch Community; Deborreh Dunmore; Jackie Stavi, J. Stavi Architects; Henry Lambert and Michael Gray, Oriental Warehouse Associates/Reliance Oriental Warehouse; Bob Nelson, Dolores Street Community Services; Jay Parashis, San Francisco Police Department; Michael Branner; R. Gad; Antonio Ruiz; Chad Nichols; Victor Gonzales, Monahan Pacific; Al Norman; Katherine Nash; Kenyon Price and Ariane Coleman, Urban Economic Development Corporation; Anita Butler; Mary Smith; Rodney James; Crystal Louis; Loy Ng; and Toni Pitney.

### REPORT OF THE EXECUTIVE DIRECTOR

- (a) Statement in connection with settlement of San Francisco Hispanic Chamber of Commerce v. Kouba.

Speakers: Carlos Solovzano and Alina G. Laguna, San Francisco Hispanic Chamber of Commerce.

## UNFINISHED BUSINESS

- (a) Public Hearing to hear all persons interested in a First Amendment to the Disposition and Development Agreement for the purchase and development of Parcels 779B&C; Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 164-97 authorizing a First Amendment to the Disposition and Development Agreement with Alamo Square, LLC for the purchase and development of Parcels 779B&C bounded by Fillmore, Fulton, Steiner and McAllister Streets; Western Addition A-2. (Continued from the meetings of August 12, 19, and 26, 1997)

Speakers: Bob La Lanne, La Lanne Volkman; Joan McNammara, San Francisco Housing Development Corporation; Redmond Kernan, RFK Associates; Ken Taymor, Counsel for Alamo Square, LLC; Mary Helen Rogers; Richard Reutlinger; Joe Pecora; Leslie Humphrey; Susan Grimm and Anne Brack, Alamo Square Associates; Thomas Campbell Reed; Derf Butler; Keith Autry; Essie Collins, Beideman Neighborhood Group; Michael Vanderhorst; Lefty Gordon, Ella Hill Hutch Community; and Deborreh Dunmore.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

After an extensive discussion, it was the consensus of the Commission that Option No. 3 be added to Resolution No. 164-97, as stated in staff memorandum to permit the developer to proceed with conventional financing and provide 41 for sale affordable units (40%), and to commit a greater amount of land proceeds from the site, for a total of \$600,000, to provide assistance directly to purchasers in order to lower affordability levels, and in addition to Option No. 3 that first preference for assistance be given to certificate holders.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 164-97, AS AMENDED, BE ADOPTED.

## RECESS

The meeting recessed at 5:10 p.m. and reconvened at 5:20 p.m.

## NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 178-97 authorizing a First Amendment to the Personal Services Contract with Transition Development Corporation extending the time of performance for 60 days; Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 178-97, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b-1-b-4) Public Hearing to hear all persons interested in: 1) Amendment to the Design for Development; 2) Variance to the Design for Development; 3) the Basic Concept Design and 4) a Second Amendment to the Combined Land Disposition/Owner Participation Agreement with Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 (Oriental Warehouse) located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach.
- (b-1) Resolution No. 179-97 approving an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area which modifies the bulk limit requirement for the proposed 356 unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the developments of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach Redevelopment Project Area.
- (b-2) Resolution No. 180-97 granting a variance to the parking requirements of the Design for Development for the Rincon Point-South Beach Redevelopment Project Area for the proposed 356 unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach Redevelopment Project Area.
- (b-3) Resolution No. 181-97 conditionally approving the Basic Concept Drawings for the proposed 356 unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach Redevelopment Project Area.
- (b-4) Resolution No. 182-97 authorizing a Second Amendment to the Combined Land Disposition and Owner Participation Agreement with Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the Development of Sites I-1 and I-3 (Oriental Warehouse) located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach Redevelopment Project Area.

The President opened the Public Hearing to hear all persons interested in these matters.

Speakers: Jackie Stavi, J. Stavi Architects; and Henry Lambert, Oriental Warehouse Associates/Reliance Oriental Warehouse.

There being no further persons wishing to appear in connection with these matters, the President declared the Public Hearing closed.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND CARRIED, WITH MR. DUNLOP AND MR. ROSALES OPPOSING, THAT ITEM (b-1) THROUGH AND INCLUDING ITEM (b-4), RESOLUTION NO. 179-97 THROUGH AND INCLUDING RESOLUTION NO. 182-97, BE CONTINUED FOR ONE WEEK.



- (c) Resolution No. 183-97 authorizing an Owner Participation Agreement with Monahan-Pacific Development Corporation (with right of assignment to an affiliated entity) with respect to the property located at 246 Second Street; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, , AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 183-97 BE ADOPTED.

- (d) Resolution No. 184-97 authorizing the Executive Director to exercise the Agency's Right of First Refusal to purchase 15 Progress Street from the estate of Janis Walker and to expend an amount not to exceed \$155,000 in connection with the purchase and preparation for resale; Hunters Point Affordable Housing Program.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 184-97 BE ADOPTED.

- (e) Resolution No. 185-97 authorizing a Loan Agreement in an amount not to exceed \$300,000 with Dolores Street Community Services for predevelopment expenses associated with 214 Dolores Street; Citywide Tax Increment Affordable Housing Program.

Speaker: Bob Nelson, Dolores Street Community Services.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 185-97 BE ADOPTED.

#### RECESS

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:40 p.m.

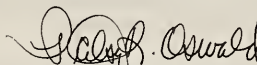
#### RECONVENED

At this time, 7:45 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

#### ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:47 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED: December 9, 1997

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
30TH DAY OF SEPTEMBER, 1997

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 30th day of September, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Neli Palma  
Benny Y. Yee

and the following were absent:

Mark Dunlop  
Manuel A. Rosales

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Robert Meyers, Gallo/Sara Lee Corporation; Mary Helen Rogers; Leon Thibeaux; Ena Aguirre; Harry L. Jamerson; Reagan Howe and Jay Parashis, San Francisco Police Department.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 186-97 approving former Executive Director Edward Helfeld's request to serve as a Pro Bono Consultant to the California Historical Society; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NUMBER 186-97 BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in an amendment to the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 187-97 approving an amendment to the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and recommending same to the Board of Supervisors of the City and County of San Francisco; Rincon Point-South Beach.

- (c) Resolution No. 188-97 approving an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area; Rincon Point-South Beach.
- (d) Resolution No. 189-97 approving an Addendum to the Report on the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors for its information; Rincon Point-South Beach.

Speaker – Items (b), (c) and (d): Robert Meyers, Gallo/Sara Lee Corporation.

There being no further persons wishing to appear in connection with these matters, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 187-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 188-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 189-97, BE ADOPTED.

- (e) Resolution No. 190-97 authorizing an Owner Participation Agreement with Espavi-McAllister Associates for the construction of a 3-story office building addition on the property located at 679 McAllister Street; Western Addition A-2.
- (f) Resolution No. 191-97 conditionally approving the Schematic Design of Espavi-McAllister Associates for a 3-story office building addition on the property located at 679 McAllister Street; Western Addition A-2.

Speaker – Items (e) & (f): Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 190-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 191-97, BE ADOPTED.

- (g) Resolution No. 192-97 authorizing a Personal Services Contract with the Market Street Association in an amount not to exceed \$50,150 to provide administrative support, outreach and other related services for the Mid-Market Project Area Committee; Mid-Market Survey Area.

Speakers: Leon Thibaux; and Ena Aguirre.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 192-97 BE ADOPTED.

- (h) Resolution No. 193-97 approving the Design for Development for the Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 193-97 BE ADOPTED.

- (i) Resolution No. 194-97 authorizing a Third Amendment to the Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21.
- (j) Resolution No. 195-97 authorizing a renegotiated Memorandum of Agreement with United Public Employees Local 790 for the period July 1, 1997 through June 30, 2000.
- (k) Resolution No. 196-97 establishing classifications of positions and compensation for the Agency staff and establishing the authority for appointment to and vacation from positions under said classifications and other matters.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 194-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 195-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (k), RESOLUTION NO. 196-97, BE ADOPTED.

Speaker - Items (i), (j) & (k): Mary Helen Rogers.

- (l) Resolution No. 197-97 amending the Redevelopment Agency of the City and County of San Francisco's Budget for the period July 1, 1997 to June 30, 1998 by decreasing the program budgets for the Yerba Buena Center, Rincon Point-South Beach, Western Addition, South of Market, Hunters Point and Federal Office Building Project Areas, the Transbay Terminal, Mid-Market and South Bayshore Survey Areas and the Economic Development Program by \$16,384 each and increasing the Personnel Budget of the Agency by \$163,840 for the purpose of funding the salary and benefit costs of the Chief Economic Development Policy Advisor.
- (m) Resolution No. 198-97 authorizing the Executive Director to execute a Letter Agreement with the City and County of San Francisco, acting through its Mayor's Office, for the purposes of reimbursing the Redevelopment Agency of the City and County of San Francisco for a portion of the salary and benefit costs associated with employing the Chief Economic Development Policy Advisor.
- (n) Resolution No. 199-97 authorizing the Executive Director to execute a contract for a Chief Economic Development Advisor.

Speaker - Items (l), (m) & (n): Harry L. Jamerson

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (l), RESOLUTION NO. 197-97, BE CONTINUED TO THE MEETING OF OCTOBER 7, 1997.



MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (m), RESOLUTION NO. 198-97, BE CONTINUED TO THE MEETING OF OCTOBER 7, 1997.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (n), RESOLUTION NO. 199-97, BE CONTINUED TO THE MEETING OF OCTOBER 7, 1997.

- (o) Resolution No. 200-97 appointing the Agency's Deputy Executive Director for Finance, Stephen J. Agostini, as Agency Treasurer.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 200-97 BE ADOPTED.

- (p) Resolution No. 201-97 authorizing the execution of Loan Agreements in an aggregate principal amount not to exceed \$17,500,000 relating to the issuance of 1997 Series A Tax Allocation Revenue Bonds and 1997 Series B Taxable Allocation Revenue Bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the Final Official Statement relating to the bonds, and authorizing and approving other matters properly relating thereto.

Speaker: Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 201-97 BE ADOPTED.

#### ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned to a meeting of the San Francisco Redevelopment Financing Authority. The meeting adjourned at 5:55 p.m.

#### RECONVENED

At this time, 6:00 p.m., the meeting reconvened back to the regular session.

#### PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Leon Thibeaux spoke regarding the Hunters Point Shipyard.

At this time, 6:05 p.m., Mr. Yee left the meeting.

#### CLOSED SESSION

Pursuant to Government Code 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Delancey and Brannan Streets (Sites I-1 and I-3) in Rincon Point-South Beach and the entities the Agency may negotiate with are Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc.

Pursuant to Government Code Section 54956.9(c) Conference with Legal Counsel regarding initiation of one potential case.

RECESS

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:10 p.m.

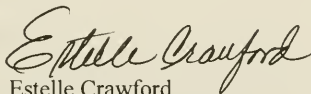
RECONVENED

At this time, 7:20 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:22 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Estelle Crawford".

Estelle Crawford  
Acting Agency Secretary

APPROVED

November 18, 1997





MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
7TH DAY OF OCTOBER, 1997

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7 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 7th day of October, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Leroy King  
Neli Palma  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

Mark Dunlop

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press was: Gerald Adams, San Francisco Examiner.

Also present were: Reverend McCray, Joan McNamara and Kate Hartley, San Francisco Housing Development Corporation; Mary Helen Rogers; S. Osborne Erickson, Annabel Holt, Adrian Newman and Steve Vettel, Emerald Fund; John Elberling, TODCO; Alicia Klein, Mayor's Office of Housing; Anne Stanton, Larkin Street Youth Services; Essie Collins; Gloria Brown; Reagan Howe and Jay Parashis, San Francisco Police Department; Marcia Dale LeWinter, SPUR; L.P. Laurie, Agape; Christine Ianieri, Walden House; Carmen Johnson, Agape; Espanola Jackson; Alvin Jones, Bayview Hunters Point Project Area Committee/Shoreview Apartments; Marie J. Franklin, Shoreview Apartments; Michael Vanderhorst, Ella Hill Hutch Community Center; Reverend Arnold Townsend; Dorothy Peterson, Shoreview Residents Association; and Algonne Clayton.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 202-97 authorizing a Third Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation in connection with the development of Site 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2.
- (b) Resolution No. 203-97 authorizing a Second Amendment to the Disposition and Development Agreement with the San Francisco Housing Development Corporation in connection with the development of Site 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2.

Speakers – Items (a) & (b): Reverend McCray and Joan McNamara, San Francisco Housing Development Corporation; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 202-97, BE ADOPTED

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 203-97, BE ADOPTED.

- (c) Resolution No. 204-97 expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities at 1045 Mission Street for redevelopment purposes in an amount not to exceed \$24,000,000; South of Market.

Speakers: S. Osborne Erickson, Emerald Fund; and John Elberling, TODCO.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 204-97 BE ADOPTED.

- (d) Resolution No. 205-97 authorizing a Second Amendment to a Rental Housing Construction Program Loan Agreement with Tenderloin Neighborhood Development Corporation for the rehabilitation of low-income housing at 217 Eddy Street; Citywide Tax Increment Housing Program.

Speaker: Alicia Klein, Mayor's Office of Housing.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 205-97, BE CONTINUED TO THE MEETING OF OCTOBER 21, 1997.

- (e) Resolution No. 206-97 authorizing a Housing Opportunities for Persons With AIDS (HOPWA) Supportive Services Agreement in an amount not to exceed \$75,757 with Walden House, Inc. for its Planetree Housing Program at 154 Coleridge Street.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 206-97 BE ADOPTED.

- (f) Resolution No. 207-97 authorizing a Housing Opportunities for Persons With AIDS (HOPWA) Supportive Services Agreement in an amount not to exceed \$378,870 with Larkin Street Youth Center for its Assisted Care Facility at 129 Hyde Street.

Speaker: Anne Stanton, Larkin Street Youth Services.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 207-97 BE ADOPTED.

Items (i), (j) and (k) were considered at this time.

- (i) Resolution No. 210-97 amending the Redevelopment Agency of the City and County of San Francisco's Budget for the period July 1, 1997 to June 30, 1998 by decreasing the program budgets for the Yerba Buena Center, Rincon Point-South Beach, Western Addition, South of Market, Hunters Point and Federal Office Building Project Areas, the Transbay Terminal, Mid-Market and South Bayshore Survey Areas and the Economic Development Program by \$16,384 each and increasing the Personnel Budget of the Agency by \$163,840 for the purpose of funding the salary and benefit costs of the Chief Economic Development Policy Advisor.
- (j) Resolution No. 211-97 authorizing the Executive Director to execute a Letter Agreement with the City and County of San Francisco, acting through its Mayor's Office, for the purposes of reimbursing the Redevelopment Agency of the City and County of San Francisco for a portion of the salary and benefit costs associated with employing the Chief Economic Development Policy Advisor.
- (k) Resolution No. 212-97 authorizing the Executive Director to execute an Employment Agreement with a Chief Economic Development Policy Advisor.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 210-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 211-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (k), RESOLUTION NO. 212-97, BE ADOPTED.

- (g) Resolution No. 208-97 authorizing a Project Budget of \$1,000,000 to implement an Affordable Housing Preservation Program for housing developments with expiring Section 8 Contracts; Citywide Tax Increment Housing Program.
- (h) Resolution No. 209-97 authorizing a Loan Agreement not to exceed \$83,750 with Agape Outreach Center for start-up costs associated with providing resident organizing services; Citywide Tax Increment Housing Program.

Speakers – Items (g) & (h): Carmen Johnson, Agape; Espanola Jackson; Mary Helen Rogers; Alvin Jones, Bayview Hunters Point Project Area Committee/Shoreview Apartments; Marie J. Franklin, Shoreview Apartments; Michael Vanderhorst, Ella Hill Hutch Community Center; Reverend Arnold Townsend; Dorothy Peterson, Shoreview Residents Association; Algonne Clayton.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE THAT ITEM (h), RESOLUTION NO. 209-97, BE AMENDED TO AUTHORIZE A GRANT AGREEMENT WITH AGAPE OUTREACH CENTER, RATHER THAN LOAN AGREEMENT.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 208-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 209-97, AS AMENDED, BE ADOPTED.

At this time, 6:45 p.m., Ms. Sweet left the meeting.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers spoke regarding matters she would like discussed at a community meeting to be held on October 15 in the Western Addition A-2.
- (b) Essie Collins and Gloria Brown spoke regarding development proposals for Parcel 724-A(1) located at the southeast corner of Webster and O'Farrell Streets in the Western Addition A-2.

CLOSED SESSION

Pursuant to Government Code 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Delancey and Brannan Streets (Sites I-1 and I-3) in Rincon Point-South Beach and the entities the Agency may negotiate with are Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc.

Pursuant to Government Code 54957 on personnel with respect to the position of the Executive Director.

There is an additional Closed Session item which arose subsequent to posting of the agenda on Friday, October 3, 1997. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five Commission members is required to add this item.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT, THIS ITEM BE ADDED TO THE AGENDA, AND IT IS DETERMINED THAT THERE IS A NEED TO TAKE IMMEDIATE ACTION AND THE NEED FOR ACTION ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON OCTOBER 3, 1997.

This item is pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Eddy and Fillmore Streets (Parcel 732-A) in the Western Addition A-2 and the entity the Agency may negotiate with is Fillmore Renaissance, L.P.

RECESS

It was moved by Mr. Rosales, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:20 p.m.

RECONVENED

At this time, 8:30 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:32 p.m.

Respectfully submitted,

  
Estelle Crawford  
Acting Agency Secretary

APPROVED

November 18, 1997





# SAN FRANCISCO REDEVELOPMENT AGENCY

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## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON  
OCTOBER 14, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON  
OCTOBER 21, 1997

Prepared and mailed October 8, 1997





MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
21ST DAY OF OCTOBER, 1997

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21/97  
The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 21st day of October, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Mark Dunlop  
Leroy King  
Neli Palma  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

Lynette Sweet, Vice President

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Henry Lambert, Oriental Warehouse Associates/Reliance Oriental Warehouse, Inc.; Don Falk, Cathy Cha, Rob Rich and Clio Tarazi, Tenderloin Neighborhood Development Corporation; Mary Helen Rogers; Derf Butler; Ariane Coleman, Urban Economic Development Corporation; Reagan Howe and Jay Parashis, San Francisco Police Department; Rafiq Wadi; and Gloria Brown.

Representing the press was: Gerald Adams, San Francisco Examiner.

UNFINISHED BUSINESS

- (a) Resolution No. 179-97 approving an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area which modifies the bulk limit requirement for the proposed 356-unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the developments of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Continued from the meeting of September 23, 1997)
- (b) Resolution No. 180-97 granting a variance to the parking requirements of the Design for Development for the Rincon Point-South Beach Redevelopment Project Area for the proposed 356-unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Continued from the meeting of September 23, 1997)

- (c) Resolution No. 181-97 conditionally approving the Basic Concept Drawings for the proposed 356-unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Continued from the meeting of September 23, 1997)
- (d) Resolution No. 182-97 authorizing a Second Amendment to the Combined Land Disposition and Owner Participation Agreement with Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the Development of Sites I-1 and I-3 (Oriental Warehouse) located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Continued from the meeting of September 23, 1997)

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 179-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 180-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 181-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 182-97, BE ADOPTED.

Speaker - Items (a), (b), (c) and (d): Henry Lambert, Oriental Warehouse Associates/Reliance Oriental Warehouse, Inc.

- (e) Resolution No. 205-97 authorizing a Second Amendment to a Rental Housing Construction Program Loan Agreement with Tenderloin Neighborhood Development Corporation for the rehabilitation of low-income housing at 217 Eddy Street; Citywide Tax Increment Housing Program. (Continued from the meeting of October 7, 1997)

Speaker: Don Falk, Tenderloin Neighborhood Development Corporation.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. PALMA THAT THE LOAN PAYMENT OF \$140,000, DUE DECEMBER 31, 1997, BE FORGIVEN.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 205-97, AS AMENDED, BE ADOPTED.

#### NEW BUSINESS - REGULAR AGENDA

- (a) .Workshop on Preliminary Plan; Mission Bay.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT  
AGENCY RELATED MATTERS

- (a) Mary Helen Rogers noted that she is still awaiting information previously requested from the Agency.
- (b) Derf Butler noted his concern that items relating to the Western Addition, shown on the October 21, 1997 Tentative Agenda, had been removed from the Final Agenda.

CLOSED SESSION

Pursuant to Government Code Section 54956.9(c) – Conference with Legal Counsel regarding initiation of litigation – one potential case.

RECESS

It was moved by Mr. King, seconded by Mr. Dunlop, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:25 p.m.

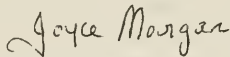
RECONVENED

At this time, 6:20 p.m.; the meeting reconvened back to the regular session and Robert Firehock, Deputy General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:22 p.m.

Respectfully submitted,



Joyce Morgan  
Acting Agency Secretary

APPROVED

November 18, 1997



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
28TH DAY OF OCTOBER, 1997

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28/97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 28th day of October, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Leroy King  
Neli Palma  
Manuel A. Rosales  
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Michael Willis and Rod Henry, Michael Willis Associates; Keith Devinsky, Lahn Architects; Thomas Campbell Reed, Lower Fillmore Merchants Association; Gloria Brown; Mary Helen Rogers, Westside Community Mental Health Center; Koala Thomas, Center for African American Art and Culture; Earl Watkins, Musicians Union, Local 6; Chuck Collins, Fillmore Renaissance Associates; Derf Butler; Dwight Kinnard, P & K Trucking; Michael Vanderhorst; Gloria Brown, Fillmore Center Tenants Association; Robert Speer, Western Addition Parking Corporation/Beideman Neighborhood Group; Jan Bolaffi, Western Addition Neighborhood Association; John Yerman; Don Marshall; Dr. Anita Friedman, Rick Holliday and Rita Semel, Jewish Family and Children's Services; Mary Lane, Jean Breed and Quentin Baker, Cross Cultural Family Center; Thomas Leyton; Rosa Rankin; Andy Burleigh; Essie Collins, Beale, Brown & Collins; James Butler; Mary Smith; Kayne Dounani and Lisa Feldstein, Mayor's Office of Housing; Shelley Bradford-Bell and Binta Leighton, Bayview Opera House; Sophie Maxwell, Bayview Hunters Point Project Area Committee; Dorothy Peterson, Shoreview Resident Association; Reagan Howe and Jay Parashis, San Francisco Police Department; Doris Vincent; James Jefferson and Todd Clayton, Jefferson Company; and Joyce Armstrong, Potrero Hill.

Representing the press was: Gerald Adams, San Francisco Examiner.



NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 213-97 authorizing travel for Olson Lee, Housing Program Manager, to attend the Association of Local Housing Finance Agencies 1997 Fall Educational Conference in New Orleans, Louisiana on November 6-8, 1997, at a cost not to exceed \$1,400.
- (b) Resolution No. 214-97 authorizing an Assignment and Assumption Agreement from Innovative Housing for Community, Inc. and San Francisco Network Ministries Housing, Inc. for the acquisition of low income housing at 2380 Folsom Street; Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) AND (b), RESOLUTION NUMBERS 213-97 AND 214-97, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Workshop to present the Concept Design on the Streetscape and the Urban Design Improvements for Fillmore Street between Geary Boulevard and Turk Street; Western Addition A-2.
- (d) Resolution No. 215-97 authorizing a Second Amendment in an amount not to exceed \$105,000 to the Architectural Agreement with Michael Willis & Associates for Design Services for an additional two blocks of the Fillmore Streetscape and Urban Design Improvements; Western Addition A-2.

Speakers – Items ( c ) & (d): Michael Willis and Rod Henry, Michael Willis Associates; Keith Devinsky, Lahn Architects; Thomas Campbell Reed, Lower Fillmore Merchants Associates; Gloria Brown; Mary Helen Rogers, Westside Community Mental Health Center; Koala Thomas, Center for African American Art and Culture; and Earl Watkins, Musicians Union, Local 6.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 215-97, BE ADOPTED.

RECESS

The meeting recessed at 5:00 p.m. and reconvened at 5:10 p.m.

- (e) Resolution No. 216-97 granting a variance to the Density Standard for the development proposed by Fillmore Renaissance Associates for Parcel 732-A located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2.



- (f) Resolution No. 217-97 conditionally approving the Schematic Design for Fillmore Renaissance Associates for the development on Parcel 732-A located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- (g) Resolution No. 218-97 authorizing negotiation of a proposed Seventh Amendment to the Agreement for Disposition of Land for Private Development (which will amend the schedule of performance and provide certain project financing) with Fillmore Renaissance Associates, L.P. regarding the disposition of Parcel 732-A located on the northeast corner of Fillmore and Eddy Streets; Western Addition A-2.

Speakers – Items (e), (f) & (g): Michael Willis and Rod Henry, Michael Willis Associates; Chuck Collins, Fillmore Renaissance Associates, L.P.; Derf Butler; Thomas Campbell Reed, Lower Fillmore Merchants Association; Dwight Kinnard, P & K Trucking; Earl Watkins, Musicians Union, Local 6; Michael Vanderhorst; Gloria Brown, Fillmore Center Tenants Association; Robert Speer, Western Addition Parking Corporation/Beideman Neighborhood Group; Jan Bolaffi, Western Addition Neighborhood Association; John Yerman; and Don Marshall.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 216-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 217-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 218-97, BE ADOPTED.

- (h) Resolution No. 219-97 authorizing Exclusive Negotiations with Jewish Family and Children's Services for the development of Parcel 724-A(1) located at the southeast corner of Webster and O'Farrell Streets; Western Addition A-2.

Speakers: Dr. Anita Friedman, Jewish Family and Children's Services; Gloria Brown; Mary Lane, Jean Breed and Quentin Baker, Cross Cultural Family Center; Mary Helen Rogers; Jan Bolaffi, Western Addition Neighborhood Association; Thomas Leyton; Rosa Rankin ;Andy Burleigh; Derf Butler; Wade Woods; Michael Vanderhorst; Essie Collins, Beale, Brown & Collins; James Butler; Mary Smith; Rick Holliday and Rita Semel, Jewish Family and Children's Services.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. DUNLOP THAT STAFF RECOMMENDATION AUTHORIZING EXCLUSIVE NEGOTIATIONS WITH JEWISH FAMILY AND CHILDREN'S SERVICES BE ACCEPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop  
Ms. Palma  
Mr. Rosales  
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. King  
Mr. Yee  
Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

At this time, 8:00 p.m., Ms. Sweet left the meeting.

- (i) Resolution No. 220-97 authorizing a Loan Agreement with Conard House Development Corporation in an amount not to exceed \$260,166 for the purchase and rehabilitation of 3327-31 26th Street, a three-unit building already in operation by Conard House as 16 beds of special needs housing for severely mentally ill adults; Citywide Tax Increment Housing Program.

Speaker: Kayne Dounani, Mayor's Office of Housing.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 220-97 BE ADOPTED.

- (j) Resolution No. 221-97 authorizing a First Amendment to the Regulatory and Grant Agreement with California Properties of Woman's Division, Inc. and the Mary Elizabeth Inn, in an additional amount not to exceed \$465,496 for the rehabilitation of non-profit owned and operated low income housing for very low income women, at 1040 Bush Street; Citywide Tax Increment Housing Program.

Speaker: Lisa Feldstein, Mayor's Office of Housing.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 221-97 BE ADOPTED.

## RECESS

The meeting recessed at 8:10 p.m. and reconvened at 8:25 p.m.

At this time, 8:25 p.m., Ms. Sweet returned to the meeting.

- (i) Workshop on the Bayview Hunters Point Concept Plan.

Speakers: Michael Willis, Michael Willis Associates; Shelley Bradford-Bell, Bayview Opera House; and Sophie Maxwell, Bayview Hunters Point Project Area Committee.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT  
AGENCY RELATED MATTERS

- (a) Dorothy Peterson, Shoreview Residents Association, spoke regarding housing issues.
- (b) Essie Collins requested the names of developers in the Western Addition who participated in UDAG Programs.

CLOSED SESSION

Pursuant to Government Code Section 54957 on personnel with respect to the position of Executive Director.

RECESS

It was moved by Ms. Sweet, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 9:40 p.m.

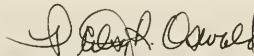
RECONVENED

At this time, 9:55 p.m., the meeting reconvened back to the regular session and Robert Firehock, Deputy General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Dunlop, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:57 p.m.

Respectfully submitted,



Patsy R. Oswald  
Agency Secretary

APPROVED

December 9, 1997



5

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
4TH DAY OF NOVEMBER, 1997

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/97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 4th day of November, 1997, the place and date duly established for holding of such a meeting.

Pursuant to Section 23 of the Agency's By-laws, "In the absence of the President and Vice President, the Members shall select a Member present as temporary President for the purpose of conducting meetings and performing the duties of the President".

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT MR. DUNLOP BE ELECTED TEMPORARY PRESIDENT.

The Temporary President called the meeting to order and on roll call the following answered present:

Mark Dunlop, Temporary President  
Leroy King  
Neli Palma  
Benny Y. Yee

and the following were absent:

Darshan Singh, President  
Lynette Sweet, Vice President (Arrived 4:25 p.m.)  
Manuel A. Rosales

The Temporary President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Yumiko Westland and Richard Waugh, Northern California Presbyterian Homes & Services; Michael Vanderhorst; Derf Butler; Alvin Jones; Irikefe Onovakpuri, Shoreview Apartments resident; Marie J. Franklin; Thomas Campbell Reed; Harry L. Jamerson; Eugene Dilan, Catholic Charities; Robert Bond, Ken Pressberg, Larry Bond and Augustin Rosas-Maxemin, Armax International, Inc. Reagan Howe and Jay Parashis, San Francisco Police Department.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 222-97 authorizing First Amendment to the Site Acquisition Loan Agreement with Mission Housing Development Corporation to modify the repayment term of the Promissory Note in conjunction with the purchase of real property for the development of 20

units of affordable rental housing and related facilities on property located at 1290 Potrero Avenue; Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED MS. PALMA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 222-97, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in the assignment of the Disposition and Development Agreement in connection with the development of Parcel 3751-H; Yerba Buena Center.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 223-97 authorizing the assignment of the Disposition and Development Agreement by Armax International, Inc. to Armax Yerba Buena LLC in connection with the development of Parcel 3751-H located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.

There being no persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 223-97, BE ADOPTED

- (c) Workshop on Proposition A Affordable Housing Program.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (c) BE CONTINUED TO THE MEETING OF NOVEMBER 18, 1997.

- (d) Resolution No. 224-97 authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$76,448 with Catholic Charities of the Archdiocese of San Francisco for its Peter Claver Community located at 1340 Golden Gate Avenue during the year ending June 30, 1997.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 224-97 BE ADOPTED.

- (e) Resolution No. 225-97 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$535,397 with Catholic Charities of the Archdiocese of San Francisco for its Peter Claver Community located at 1340 Golden Gate Avenue during the year ending June 30, 1998.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 225-97 BE ADOPTED.



- (f) Resolution No. 226-97 authorizing an Owner Participation Agreement with Northern California Presbyterian Homes & Services ("The Sequoias") for the development of a 4-story addition to the existing facility located at 1400 Geary Boulevard; Western Addition A-1.

At this time, 4:25 p.m., Ms. Sweet arrived at the meeting.

Speakers: Yumiko Westland and Richard Waugh, Northern California Presbyterian Homes & Services; Michael Vanderhorst; and Derf Butler.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 226-97 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Alvin Jones, Irikefe Onovakpuri and Marie J. Franklin, residents of Shoreview Apartments, spoke regarding at-risk housing issues.
- (b) Derf Butler and Thomas Campbell Reed requested the prospective purchaser of the Fillmore Center meet with the community
- (c) Harry L. Jamerson expressed appreciation for Agency assistance in securing a contract and for responding to his questions.

CLOSED SESSION

Pursuant to Government Code Section 54956.9(b) - Conference with Legal Counsel regarding anticipated litigation – one potential case.

RECESS

It was moved by Ms. Sweet, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:10 p.m.

RECONVENED

At this time 5:45 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.



ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:47 p.m.

Respectfully submitted,

Patsy R. Oswald  
Agency Secretary

APPROVED

December 9, 1997

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

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## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON  
NOVEMBER 11, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON  
NOVEMBER 18, 1997.

Prepared and mailed November 5, 1997



35  
4

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
18TH DAY OF NOVEMBER, 1997

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8/97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 18th day of November, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Mark Dunlop  
Leroy King  
Manuel A. Rosales  
Benny Y. Yee

and the following were absent:

Lynette Sweet, Vice President  
Neli Palma (Arrived 4:55 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Mary Helen Rogers; Thomas Campbell Reed, Lower Fillmore Merchants Association; Reverend Arnold Townsend; Wade Woods; Alex Pitcher; Essie Collins; Reverend Langston, Hamilton Memorial Church; Reverend Boyd, Bethel, A.M.E.; Min Paek, President, Parking and Traffic Commission; Gloria Brown; Kim Mitchell; Randall Evans; Derf Butler; Richard Brown, Ella Hill Hutch Community Center; Doctor Amos Brown, Third Baptist; Harish Shaw, Robinson Mills and Williams; Augustin Rosas-Maxemin, Chair, Mexican Museum Board of Trustees; Lorraine Garcia Nakata, Executive Director, Mexican Museum; Nora Wagner, Blackhawk Museum; Juan Pabloc Gutierrez; Paula Garrett Ellis; Daniel del Solar; Dino Piacentini and Olivia Armas, Galeria de la Raza; Rod Hernandez, Stanford University; Ester Hernandez; Sam Berde; Pamela Stewart; Roberto Y. Hernandez; Luis Alberto de la Garza; Chris M. Collins, Mission Merchants Association; Maria Pilar Gonzales, Mexican Museum; Silvia Aldara, Board of Trustees, Mexican Museum; Peter Rodriguez; John Elberling, TODCO; Raquel Medina, MEDA; Gloria Jaramillo, Galeria de la Raza; Mario Del Campo, Society of Hispanic Architects, Planners and Engineers; Dale M. Buren, Local 790; Redmond Kernan; Keith Morrison, San Francisco State University; Alvin Jones; Reagan Howe and Jay Parashis, San Francisco Police Department; John Tilletson; Shamaya Gilo, Michael Wornick, Marisela Martinez, Barbara Webb, Robert Marcus and Julie Franklin, Mexican Museum; Errol Hall, Lower Fillmore Merchants; Bea Hocker, Oakland Museum; Yvonne Gage; Teresa Hawkins; Byron Smith; Reverend Henry Davis, First Union Baptist; Nancy Hom; and Ada Chan, Asian Neighborhood Design.

Representing the press was: Hugh Washington, Sun Reporter.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, September 9 and 30, October 7 and 21, 1997; Closed Session Meetings, October 7 and 21, 1997.
- (b) Resolution No. 227-97 authorizing a First Amendment to the Letter Agreement between the Treasure Island Development Authority and the Redevelopment Agency, increasing the amount of the Agreement by \$22,500, for environmental services at Treasure Island.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 227-97, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) .Public Hearing to hear all persons interested in the Implementation Plan for the Western Addition A-2.

Review of the Implementation Plan for the Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

The following persons spoke regarding item (c) and the pending sale of Fillmore Center: Mary Helen Rogers; Thomas Campbell Reed, Lower Fillmore Merchants Association; Reverend Arnold Townsend; Wade Woods; Alex Pitcher; Essie Collins; Reverend Langston, Hamilton Memorial Church; Reverend Boyd, Bethel, A.M.E.; Min Paek, President, Parking and Traffic Commission; Gloria Brown; Kim Mitchell; Randall Evans; Derf Butler; Richard Brown, Ella Hill Hutch Community Center; and Doctor Amos Brown, Third Baptist.

Ms. Palma arrived at the meeting at 4:55 p.m. during the speaker presentations.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

RECESS

The meeting recessed at 6:15 p.m. and reconvened at 6:30 p.m.

- (d) Resolution No. 228-97 authorizing the issuance of a Request for Proposals in connection with the purchase and development of Agency Disposition Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 228-97, BE CONTINUED TO THE MEETING OF NOVEMBER 25, 1997.

- (e) Resolution No. 229-97 authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with the Mexican Museum regarding the purchase and development of Parcel CB-1-MM located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center.
- (f) Resolution No. 230-97 conditionally approving the Basic Concept Design for the Mexican Museum for Parcel CB-1-MM located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center.

Speakers: Items (e) & (f): Harish Shaw, Robinson Mills and Williams; Augustin Rosas-Maxemin, Chair, Mexican Museum Board of Trustees; Lorraine Garcia Nakata, Executive Director, Mexican Museum; Nora Wagner, Blackhawk Museum; Juan Pablo Gutierrez; Paula Garrett Ellis; Daniel del Solar; Dino Piacentini and Olivia Armas, Galeria de la Raza; Rod Hernandez, Stanford University; Ester Hernandez; Sam Berde; Pamela Stewart; Roberto Y. Hernandez; Luis Alberto de la Garza; Chris M. Collins, Mission Merchants Association; Maria Pilar Gonzales, Mexican Museum; Silvia Aldara, Board of Trustees, Mexican Museum; and Peter Rodriguez.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 229-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 230-97, BE ADOPTED.

- (g) Resolution No. 231-97 authorizing assignment of (1) the \$95,388 Affordable Housing Program Loan Agreement (2) the \$1,042,500 Regulatory and Grant Agreement and (3) the \$1,371,883 funding commitment from Asian Neighborhood Design to Minna-Russ Housing Development Corporation for development of 529-539 Minna Street; South of Market/Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 231-97 BE ADOPTED.

- (h) Resolution No. 232-97 authorizing (1) a Regulatory and Grant Agreement in an amount not to exceed \$610,742 with Minna-Russ Housing Development Corporation for the development of 529-539 Minna Street (2) a Tax Increment Affordable Housing Program Loan Agreement in an amount not to exceed \$761,141 with Minna-Russ Housing Development Corporation for the development of 529-539 Minna Street; South of Market/Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 232-97 BE ADOPTED.



REPORT OF THE EXECUTIVE DIRECTOR

(a) Status Report on Transbay Survey Area.

This item was continued to the meeting of November 25, 1997.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT  
AGENCY RELATED MATTERS

- (a) John Elberling, TODCO, spoke regarding the Request for Proposals for Parcel EB-2A located at the southeast corner of Third and Mission Streets in Yerba Buena Center.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) One Federal Street at Delancey Street (Site "G") in Rincon Point-South Beach with Sara Lee Corporation.
- (b) northerly side of Sutter Street between Fillmore and Webster Streets (Parcels 677-C(1) and C(2)) in the Western Addition A-2 with Bushmoor and Associates.
- (c) 1534-40 Fillmore Street with Tom and Zorina Caylor and 1520-22 Fillmore Street in the Western Addition A-2 with Western Commercial Partnership III.

Pursuant to Government Code Section 54956.9(b), Conference with Legal Counsel regarding significant exposure to litigation – one potential case.

RECESS

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 8:35 p.m.

RECONVENED

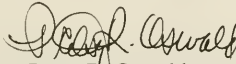
At this time, 9:25 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.



ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned in memory of Geraldine Johnson. The meeting adjourned at 9:27 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

December 9, 1997



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 25, 1997  
TIME: 4:00 P.M.

## A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum

2. Report on actions taken at previous Closed Session meeting, if any.

3. Matters of Unfinished Business

- (a) Authorizing the issuance of a Request for Proposals in connection with the purchase and development of Agency Disposition Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 229-97) (Continued from the meeting of November 18, 1997)

Action taken: \_\_\_\_\_

4. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Security Guard Services Contract with Cypress Security in an amount not to exceed \$17,422 for Security Services at South Beach Harbor and South Beach Park; Rincon Point-South Beach. (Resolution No. 233-97)

Action taken: \_\_\_\_\_

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## **REGULAR AGENDA**

- (b) Authorizing the Executive Director to exercise the Agency's options to extend the lease terms for one year with respect to certain Master Leased Properties (1520-22 Fillmore Street and 1534-40 Fillmore Street) under the Lower Fillmore Revitalization Project and allocating \$50,000 to fund the the cost of lease extensions; Western Addition A-1 and A-2. (Resolution No. 234-97)

**Action taken:** \_\_\_\_\_

- (c) Authorizing a First Amendment to the Personal Services Contract with the South of Market Foundation to provide Business Development Assistance Services to extend the time of performance through June 30, 1998; South of Market. (Resolution No. 235-97)

**Action taken:** \_\_\_\_\_

- (d) Authorizing a First Amendment to Personal Services Contract with Sugnet and Associates in an amount not to exceed \$35,000 for Wetlands Design Services; Hunters Point Shipyard. (Resolution No. 236-97)

**Action taken:** \_\_\_\_\_

- (e) Authorizing a Letter Agreement with San Francisco International Airport for the receipt of \$80,000 to provide for the design of a Wetlands Program; Hunters Point Shipyard. (Resolution No. 237-97)

**Action taken:** \_\_\_\_\_

- (f) Public Hearing to hear all persons interested in the  
Implementation Plan for Rincon Point-South Beach  
and Golden Gateway

Review of the Implementation Plan for Rincon Point-South Beach and Golden Gateway.

- (g) Presentation on Housing Preservation Outreach.
- (h) Presentation on process of evaluation of Certificate Holders Program.
- (i) Workshop on status of Transbay Survey Area.

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters

**10. Closed Session**

Pursuant to Government Code Section 54956.9(b), Conference with Legal Counsel regarding significant exposure to litigation – two potential cases.

**11. Adjournment**

# SAN FRANCISCO REDEVELOPMENT AGENCY

## ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

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## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

2/97  
mtg  
THERE WILL BE NO COMMISSION MEETING ON  
DECEMBER 2, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON  
DECEMBER 9, 1997

Prepared and mailed November 25, 1997





SAN FRANCISCO REDEVELOPMENT AGENCY

November 25, 1997

The Minutes of this meeting are not available.



5

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
9TH DAY OF DECEMBER, 1997

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97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 3:15 p.m. on the 9th day of December, 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Leroy King  
Neli Palma

and the following were absent:

Manuel A. Rosales (Arrived 3:25 p.m.)  
Benny Y. Yee (Arrived 4:15 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Ena Aguirre; Mel Simmons, Culture on the Corner; Dexter Woods, San Francisco Juneteenth; Wade Woods; Derf Butler; James Butler; Andre Fisher; Mary Helen Rogers; Paul Lucas; Michael Vanderhorst; Thomas Campbell Reed, Lower Fillmore Merchants Association; Lisa Feldstain and Marcia Rosen, Mayor's Office of Housing; John Elberling, TODCO; Victor Gonzales, Monahan Pacific Development Corporation; James Carpenter; Alvin Jones; Marie J. Franklin; Calvin Welch, CCHO; Michael Vanderhorst; Ken Jackson; Dorris M. Vincent; Jim Berk, Yerba Buena Neighborhood Council; Reagan Howe and Jay Parashis, San Francisco Police Department.

Representing the press were: Gerald Adams and Chuck Finnie, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular meetings, September 23, October 28, November 4 and 18, 1997.
- (b) Resolution No. 238-97 authorizing a Personal Services Contract with the South of Market Health Center in an amount not to exceed \$25,000 to prepare a Needs Assessment Study related to the development of a new South of Market Health Clinic; South of Market.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 238-97, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 239-97 authorizing approval of a budget in an amount not exceed \$163,187 for the operational support of the Bayview Hunters Point Project Area Committee; Bayview Hunters Point.

Speaker: Ena Aguirre.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 239-97, BE ADOPTED

At this time, 3:25 p.m., Mr. Rosales arrived at the meeting.

- (d) Resolution No. 247-97 requests authorization of a Personal Services Contract in the amount of \$28,000 for the San Francisco Juneteenth Committee and the Culture on the Corner to coordinate the Western Addition Christmas and KWANZA Celebration; Western Addition A-2.

Speakers: Mel Simmons, Culture on the Corner; Dexter Woods, San Francisco Juneteenth; Wade Woods; Derf Butler; James Butler; Andre Fisher; Mary Helen Rogers; Paul Lucas; Michael Vanderhorst; and Thomas Campbell Reed, Lower Fillmore Merchants Association.

At this time, 4:15 p.m., Mr. Yee arrived at the meeting.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 247-97 BE ADOPTED.

- (e) Resolution No. 240-97 authorizing a Regulatory and Grant Agreement with St. Vincent de Paul Society in an amount not to exceed \$206,154 for the addition of 10 transitional units at 1175 Howard Street as part of the Citywide Tax Increment Housing Program.

Speaker: Lisa Feldstein, Mayor's Office of Housing.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 240-97 BE ADOPTED.

- (f) Workshop on the Five-Year Financial Forecast for the Agency.
- (g) Workshop on the Agency's Housing Programs.

Speakers: Ena Aguirre; Alvin Jones; Marie J. Franklin; Calvin Welch, CCHO; and Michael Vanderhorst.

- (h) Workshop on Proposition "A" Affordable Housing Program.

Marcia Rosen, Mayor's Office of Housing.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT THE REMAINDER OF THE AGENDA ITEMS BE CONTINUED TO THE MEETING OF DECEMBER 16, 1997.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Derf Butler spoke regarding economic development issues and matters relating to the Western Addition.
- (b) John Elberling, TODCO, spoke regarding the legal deficiency of replacement housing for low and moderate income housing units eliminated in the South of Market Redevelopment Project Area.
- (c) Victor Gonzalez, Monahan Pacific Development Corporation, spoke regarding items on the agenda relating to 246 Second Street in Yerba Buena Center.

REGULAR AGENDA (Continued)

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT THE PUBLIC HEARINGS FOR ITEMS (i) AND (I) BE OPENED.

- (i) Public Hearing to hear all persons interested in the Implementation Plans for Yerba Buena Center and South of Market Redevelopment Projects.

The President opened the Public Hearing to hear all persons interested in these matters.

Review of the Implementation Plans for Yerba Buena Center and South of Market Redevelopment Projects.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (i) AND THE PUBLIC HEARING BE CONTINUED TO DECEMBER 16, 1997.

- (I) Public Hearing to hear all persons interested in granting of three variances to the Yerba Buena Center Redevelopment Plan.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 243-97 granting three variances to the Yerba Buena Center Redevelopment Plan for the proposed 91 unit development by Monahan Pacific Development Corporation regarding the development of the site located at 246 Second Street; Yerba Buena Center.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (I), RESOLUTION NO. 243-97, AND THE PUBLIC HEARING BE CONTINUED TO THE MEETING OF DECEMBER 16, 1997.

At this time, 6:25 p.m., Mr. King left the meeting.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT THE ELECTION OF PRESIDENT AND VICE PRESIDENT BE HELD ON DECEMBER 16, 1997.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED TO GIVE PROPONENTS FOR ITEMS (j) AND (k) FIVE MINUTES FOR A PRESENTATION.

- (j) Resolution No. 241-97 approving the Preliminary Construction Document Drawings for Jessie Square located on a portion of Central Block 1 bounded by Mission Street, St. Patrick's Church, the future Jewish Museum and the future Mexican Museum; Yerba Buena Center.

Speaker: James Carpenter, James Carpenter Design Associates.

- (k) Resolution No. 242-97 authorizing a First Amendment to the Architectural Agreement with Carter Tighe Leeming & Kajiwarra for Landscape Architectural Services for Jessie Square; Yerba Buena Center.
- (m) Resolution No. 244-97 conditionally approving the Basic Concept Design Drawings for the proposed 91 unit development by Monahan Pacific Development Corporation regarding the development of the site located at 246 Second Street; Yerba Buena Center.
- (n) Resolution No. 245-97 authorizing a First Amendment to the Owner Participation Agreement with Monahan Pacific Development Corporation (with right of assignment to an affiliated entity) with respect to the property located at 246 Second Street; Yerba Buena Center.
- (o) Resolution No. 246-97 conditional agreement to transfer development rights from the Jessie Street Substation to 246 Second Street pursuant to the Owner Participation Agreement with Monahan Pacific Development Corporation; Yerba Buena Center.

NOTE: PREVIOUS MOTION CONTINUED ITEMS (j), (k), (m), (n) AND (o) TO THE MEETING OF DECEMBER 16, 1997.



CLOSED SESSION

Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel – anticipated litigation – one potential case.

RECESS

It was moved by Ms. Sweet, seconded by Mr. Dunlop, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:40 p.m.

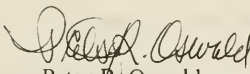
RECONVENED

At this time, 7:00 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:02 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

February 17, 1998



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 Golden Gate Avenue  
San Francisco, CA 94102  
749-2400

DOCUMENTS SECTION

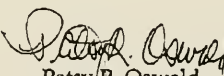
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## CALL AND NOTICE OF SPECIAL MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE  
IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of  
the City and County of San Francisco will be held at 401 Van Ness Avenue,  
Room 404 (Board of Supervisors' Legislative Chambers), San Francisco,  
California, at 2:00 o'clock p.m. on Thursday, December 11, 1997, to hold a Joint  
Meeting with the City Planning Commission for the purpose of conducting a  
joint public hearing to receive public comments on the Draft Environmental  
Impact Statement/Environmental Impact Report (EIS/EIR) for the Hunters  
Point Shipyard Redevelopment Plan.

  
Patsy R. Oswald  
Agency Secretary

Date: December 5, 1997



SAN FRANCISCO REDEVELOPMENT AGENCY

December 11, 1997

The Minutes of this meeting are not available.



FEB 23 1998

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
16TH DAY OF DECEMBER, 1997

---

/97 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 16th day of December 1997, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Darshan Singh, President  
Lynette Sweet, Vice President  
Mark Dunlop  
Leroy King  
Benny Y. Yee

and the following was absent:

Neli Palma (Arrived 4:15 p.m.)  
Manuel A. Rosales

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press were: Gerald Adams, San Francisco Examiner; and Dan Levy, San Francisco Chronicle.

Also present were: Mayor Willie L. Brown, Jr.; John Elberling, TODCO; Jim Berk, Yerba Buena Neighborhood Council; Kay Kajiware and Margaret Tighe, Carter Tighe Lemming & Kajiware; Thomas Callinan, Jewish Museum; Victor Gonzales, Monahan Pacific Development Corporation; Espanola Jackson, South Bayshore Community Development Corporation; Arnold Chin, Chinatown Economic Development Group; Derf Butler; C. Tompkins, Transition Development Corporation; Dorothy Peterson, Shoreview Apartments; Joseph Skiffer, Bushmoor Associates; Paula Collins, WDG Ventures; Reverend Arnold Townsend; Wade Woods; Richard Brown; Michael Vanderhorst; Reagan Howe and Jay Parashis, San Francisco Police Department.

### UNFINISHED BUSINESS

- (a) Public Hearing to hear all persons interested in the Implementation Plans for Yerba Buena Center and South of Market Redevelopment Projects. (Continued from the meeting of December 9, 1997)

The President opened the Public Hearing to hear all persons interested in these matters.

At this time, 4:15 p.m., Ms. Palma arrived at the meeting.



Review of the Implementation Plans for Yerba Buena Center and South of Market Redevelopment Projects.

Speakers: John Elberling, TODCO; and Jim Berk, Yerba Buena Neighborhood Council.

There being no further persons wishing to appear in connection with these matters, the President declared the Public Hearing closed.

At this time, the President announced that Mayor Willie L. Brown, Jr. had arrived at the meeting.

The Mayor addressed the Commission and noted the Agency's historical importance to the City, but that its future role in the City would be less than in the past. He indicated that the Agency would be working closer with City Departments, i.e. Planning, Building Inspection, Mayor's Offices of Housing and Economic Development. He noted the redevelopment areas he was giving more emphasis to, such as Mission Bay, South Bayshore, Stadium/Mall, Jazz Preservation District in the Western Addition and that Agency would still have a role to play.

UNFINISHED BUSINESS (Continued)

- (b) Resolution No. 241-97 approving the Preliminary Construction Document Drawings for Jessie Square located on a portion of Central Block 1 bounded by Mission Street, St. Patrick's Church, the future Jewish Museum and the future Mexican Museum; Yerba Buena Center. (Continued from the meeting of December 9, 1997)
- (c) Resolution No. 242-97 authorizing a First Amendment to the Architectural Agreement with Carter Tighe Leeming & Kajiwara for Landscape Architectural Services for Jessie Square; Yerba Buena Center. (Continued from the meeting of December 9, 1997)

Speakers: Items (b) and (c): Kay Kajiwara and Margaret Tighe, Carter Tighe Lemming & Kajiwara; Jim Berk, Yerba Buena Neighborhood Council; and Thomas Callinan, Jewish Museum.

There being no further persons wishing to appear in connection with these matters, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 241-97 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 242-97, BE ADOPTED.

- (d) Public Hearing to hear all persons interested in granting of three variances to the Yerba Buena Center Redevelopment Plan.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 243-97 granting three variances to the Yerba Buena Center Redevelopment Plan for the proposed 91 unit development by Monahan Pacific Development Corporation regarding the development of the site located at 246 Second Street; Yerba Buena Center. (Continued from the meeting of December 9, 1997)

- (e) Resolution No. 244-97 conditionally approving the Basic Concept Design Drawings for the proposed 91 unit development by Monahan Pacific Development Corporation regarding the development of the site located at 246 Second Street; Yerba Buena Center. (Continued from the meeting of December 9, 1997)
- (f) Resolution No. 245-97 authorizing a First Amendment to the Owner Participation Agreement with Monahan Pacific Development Corporation (with right of assignment to an affiliated entity) with respect to the property located at 246 Second Street; Yerba Buena Center. (Continued from the meeting of December 9, 1997)
- (g) Resolution No. 246-97 conditional agreement to transfer development rights from the Jessie Street Substation to 246 Second Street pursuant to the Owner Participation Agreement with Monahan Pacific Development Corporation; Yerba Buena Center. (Continued from the meeting of December 9, 1997)

Speaker – Items (d) – (g): Victor Gonzales, Monahan Pacific Development Corporation.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 243-97, BE ADOPTED.

ADOPTION IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 244-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 245-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 246-97, BE ADOPTED.

#### NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 248-97 amending Resolution No. 196-97 to revise the compensation for certain Local 21 classifications.

- (b) Resolution No. 249-97 authorizing a Second Amendment to the Personal Services Contract with the Transition Development Corporation; Hunters Point Shipyard.
- (c) Resolution No. 250-97 authorizing a Second Amendment to a Personal Services Contract with Seifel Associates in an amount not to exceed \$5,400 for Plan Adoption consulting services related to the Federal Office Building Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a), (b) AND (c), RESOLUTION NUMBERS 248-97, 249-97 AND 250-97, BE ADOPTED.

RECESS

The meeting recessed at 5:50 p.m. and reconvened at 6:00 p.m.

NEW BUSINESS - REGULAR AGENDA

(d) ELECTION OF OFFICERS

The Agency's By-laws indicate that there shall be an election of officers (President and Vice President) at the last regular or special meeting in December. However, in the event such officers are not elected in December, their election shall be held at any meeting of the Agency, regular or special, held during the following months of January or February. Until an election is held, an interim President and Vice President may be elected until the regular election in January or February. The terms will be from January 1 to December 31, 1998.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT MS. SWEET BE ELECTED PRESIDENT.

MOTION: IT WAS MOVED BY MR. KING THAT MR. YEE BE ELECTED VICE PRESIDENT AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King  
Mr. Yee  
Mr. Singh

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop  
Ms. Palma  
Ms. Sweet

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

MOTION: IT WAS MOVED BY MS. PALMA THAT MR. DUNLOP BE ELECTED VICE PRESIDENT AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop  
Ms. Palma  
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. King  
Mr. Yee  
Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT THE ELECTION OF VICE PRESIDENT BE CONTINUED TO THE MEETING OF JANUARY 6, 1998.

At this time, 6:10 p.m., Mr. Singh left the meeting and Ms. Sweet assumed the Chair.

- (e) Resolution No. 251-97 authorizing the Agency to close out its contract with South Bayshore Community Development Corporation (SBCDC) for fiscal agent services related to People's Earth Day 1996, and determining that the Agency should forebear on efforts to collect amounts due to the Agency pursuant to the contract.

Speaker: Espanola Jackson, South Bayshore Community Development Corporation.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 251-97 BE ADOPTED.

At this time, 6:15 p.m., Ms. Palma left the meeting.

- (f) Public Hearing to hear all persons interested in the Implementation Plans for India Basin and Hunters Point Projects.

The President opened the Public Hearing to hear all persons interested in these matters.

Review of the Implementation Plans for India Basin and Hunters Point Projects.

There being no persons wishing to appear in connection with these matters, the President declared the Public Hearing closed.



- (g) Resolution No. 252-97 authorizing the transfer of \$50,000 from the Chinatown Economic Development Fund's Marketing Budget to the Aesthetics Budget and the execution of a Personal Services Contract with Chinatown Resource Center in an amount not to exceed \$50,000; Chinatown Economic Development Program.
- (h) Resolution No. 253-97 authorizing a Personal Services Contract with Maintrain in an amount not to exceed \$50,000; Chinatown Economic Development Program.

Speaker – Items (g) and (h): Arnold Chin, Chinatown Economic Development Group.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 252-97, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 253-97, BE ADOPTED.

- (i) Resolution No. 254-97 authorizing a First Amendment to the Personal Services Contract with Katz Hollis in an amount not to exceed \$13,020; Mid Market Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 254-97 BE ADOPTED

- (j) Resolution No. 255-97 authorizing a Second Amendment to the Personal Services Contract with Geomatrix Consultants, Inc. in an amount not to exceed \$85,500 for Professional Environmental Consultant Services as part of the Site Assessment Work for the Brownfields Pilot Project; South Bayshore Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 255-97 BE ADOPTED.

- (k) Consideration of a request from Bushmoor Associates to suspend or delay the termination of the Land Disposition Agreement for Parcels 677C (1) and (2) and to hold a public hearing on the matter; Western Addition A-2.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT TERMINATION DATE OF THE LAND DISPOSITION AGREEMENT FOR PARCELS 677C (1) AND (2) BE EXTENDED TO JANUARY 6, 1998.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Derf Butler expressed appreciation to the Commission for approving funding for the beautification of Fillmore Street in the Western Addition during the holiday season.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Property is located at the northeast corner of Third and Mission Streets (East Block 1) in Yerba Buena Center and the entity the Agency may negotiate with is Griffin Related Properties VII.
- (b) Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel regarding anticipated litigation – one potential case.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:05 p.m.

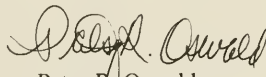
RECONVENED

At this time, 7:30 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Dunlop, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:32 p.m.

Respectfully submitted,

  
Patsy R. Oswald  
Agency Secretary

APPROVED

February 17, 1998





# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

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## AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON  
DECEMBER 23 OR DECEMBER 30, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON  
JANUARY 6, 1998

Prepared and mailed December 17, 1997









